

42 Acres +/- Hunting land, Sharp County, Evening Shade,
AR, Hwy 167 Frontage
0 Hancock Lane / Hwy. 167
Evening Shade, AR 72532

\$210,000
42.850± Acres
Sharp County



42 Acres +/- Hunting land, Sharp County, Evening Shade, AR, Hwy 167 Frontage
Evening Shade, AR / Sharp County

SUMMARY

Address

0 Hancock Lane / Hwy. 167

City, State Zip

Evening Shade, AR 72532

County

Sharp County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.044458 / -91.600139

Taxes (Annually)

49

Acreage

42.850

Price

\$210,000

Property Website

<https://www.mossyoakproperties.com/property/42-acres-hunting-land-sharp-county-evening-shade-ar-hwy-167-frontage-sharp-arkansas/67809/>



42 Acres +/- Hunting land, Sharp County, Evening Shade, AR, Hwy 167 Frontage Evening Shade, AR / Sharp County

PROPERTY DESCRIPTION

42 +/- Acres with Highway 167 Frontage, Hancock Lane Access on Both Sides — Between Cave City & Evening Shade, AR

Hunting season is almost here—set up camp, pick your stand sites, and be in deer and turkey country from day one. This **42 +/- acre wooded tract** delivers the hard-to-find combo of **paved Highway 167 frontage** for easy year-round access **plus a gravel road (Hancock Lane)** that **cuts down the middle**, giving you **property on both sides** and multiple ways to enter quietly with the wind in your favor.

Why this tract stands out

- **Prime Access:** Long **Highway 167 frontage** for visibility and smooth ingress/egress.
- **Gravel Road Through the Middle:** **Hancock Lane** bisects the property—**own both sides** for privacy, flexible access, and easier habitat/stand layout.
- **Multiple Building Sites:** Rolling, wooded topography offers several **homesite or cabin sites** along 167 or off Hancock Lane.
- **Utilities at the Road:** Build now or hold for later (buyer to verify).
- **Hunting Ready:** Classic Ozark timber with **edge, elevation changes, and cover**—a recipe for **consistent deer movement**. Area known for **strong whitetail numbers** and **gobbling spring turkeys**; plenty of room for feeders, small plots, or archery-only corners.
- **Versatile Use:** Private retreat, hunting camp, future homestead, or long-term land hold.

Location

Perfectly positioned **between Cave City and Evening Shade**—close to small-town services while maintaining the **quiet of the countryside**. The paved frontage and internal gravel access make it simple to bring in a cabin, equipment, or camper.

At-a-Glance

- **42 +/- wooded acres** • rolling Ozark terrain
- **Highway 167 frontage** (easy, reliable access)
- **Hancock Lane** runs through center; **ownership on both sides**
- **Multiple building sites** • **utilities at road** (verify)
- **Excellent deer & turkey hunting** • room for stands/plots/trails

If you've been waiting for an **easy-to-reach hunting and homesite combo** with **paved highway frontage** and **gravel down the middle**, this is it. Call to walk the lines and pick your camp spot before season opens.

This property offers **endless possibilities**—from hunting and recreation to building your dream home in the Ozarks.

Call **Pamela Welch**, Listing Agent & Local Land Specialist, at [870-897-0700](tel:870-897-0700), or Mossy Oak Properties Selling Arkansas at [870-495-2123](tel:870-495-2123) for more details.

Equal Housing Opportunity www.WeSellArkansas.com.



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

wesellarkansas.com

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Selling Arkansas

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