

20 +/- Acres, Ready to build on, NO RESTRICTIONS,
Evening Shade, Arkansas
Providence Rd
Evening Shade, AR 72532

\$99,000
20± Acres
Sharp County



20 +/- Acres, Ready to build on, NO RESTRICTIONS, Evening Shade, Arkansas
Evening Shade, AR / Sharp County

SUMMARY

Address

Providence Rd

City, State Zip

Evening Shade, AR 72532

County

Sharp County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

36.064668 / -91.603707

Acreage

20

Price

\$99,000

Property Website

<https://www.mossyoakproperties.com/property/20-acres-ready-to-build-on-no-restrictions-evening-shade-arkansas-sharp-arkansas/66469/>



MORE INFO ONLINE:

wesellarkansas.com

20 +/- Acres, Ready to build on, NO RESTRICTIONS, Evening Shade, Arkansas Evening Shade, AR / Sharp County

PROPERTY DESCRIPTION

Ready to built that new home or set a mobile? WE HAVE YOUR LAND!

This newly available **20+/- acre property is ready for your dream home!** Whether you're looking to build a house or set a mobile home, this land is cleared and offers the perfect spot for your homeplace. With no restrictions, you have the freedom to create the lifestyle you desire. Evening Shade water and NAEC for electricity are available at the road, making the setup process easy!

The property is ideally located within a mile of a gas station, Dollar General store, and a bank, providing convenience while still offering plenty of privacy. With both gravel road frontage and Highway 56 frontage, access is a breeze. In addition to the cleared area for your home, the property also features wooded sections perfect for hunting.

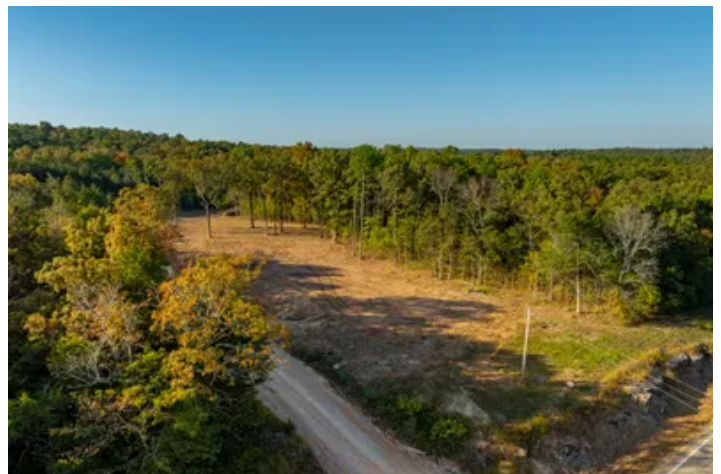
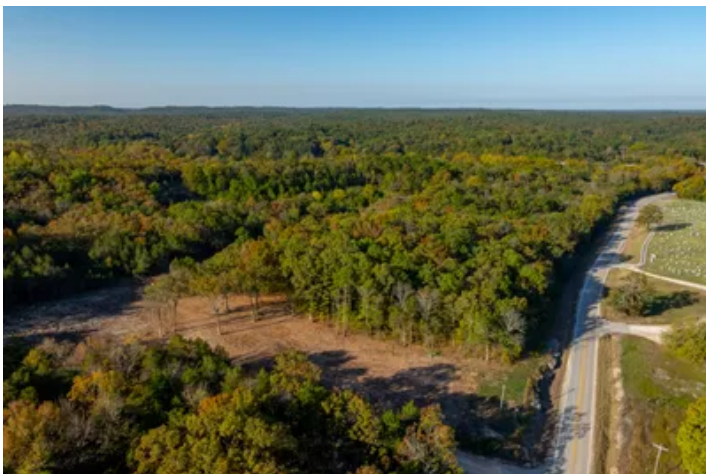
Just a few minutes' drive down 56 highway takes you to the scenic Strawberry River, and you're only about 10 miles from Cave City, Arkansas. Plus, it's a short 30-minute drive to Batesville or just 15 minutes to Ash Flat, offering quick access to nearby towns.

This unrestricted land provides a rare opportunity for flexible living in a peaceful, natural setting with modern conveniences close by. This property won't last long! Agent Owned

Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123) . Listing Agent and your Local Land Specialist, **Pamela Welch**, [870-897-0700](tel:870-897-0700) and **Brayden Welch** at [870-217-6727](tel:870-217-6727) . Equal Housing Opportunity. www.WeSellArkansas.com



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Evening Shade, AR / Sharp County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES



MORE INFO ONLINE:

wesellarkansas.com

This image shows a single 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.



DISCLAIMERS

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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

520 N Main
Cave City, AR 72521
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