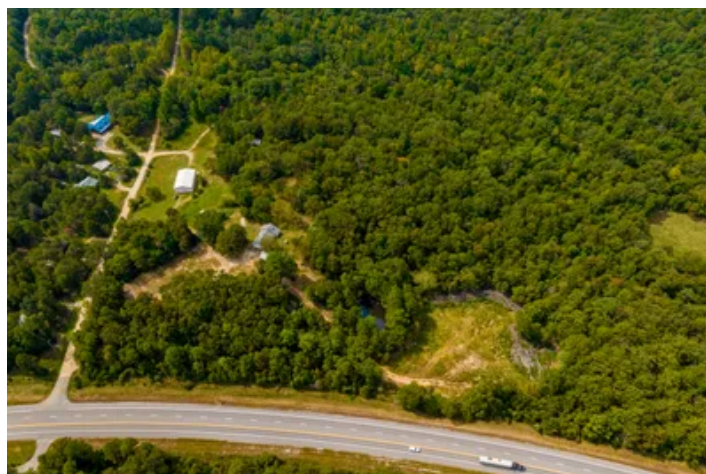


13 +/- Acres, Home, 4 Bedrooms, 1 Bath, Evening Shade,  
Arkansas  
14 Birdsong Rd  
Evening Shade, AR 72532

**\$149,900**  
13± Acres  
Sharp County





**13 +/- Acres, Home, 4 Bedrooms, 1 Bath, Evening Shade, Arkansas**  
**Evening Shade, AR / Sharp County**

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**SUMMARY**

**Address**

14 Birdsong Rd

**City, State Zip**

Evening Shade, AR 72532

**County**

Sharp County

**Type**

Recreational Land, Hunting Land, Residential Property

**Latitude / Longitude**

36.039031 / -91.601054

**Taxes (Annually)**

350

**Dwelling Square Feet**

1475

**Bedrooms / Bathrooms**

4 / 1

**Acreage**

13

**Price**

\$149,900

**Property Website**

<https://www.mossyoakproperties.com/property/13-acres-home-4-bedrooms-1-bath-evening-shade-arkansas-sharp-arkansas/44681/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

**13 +/- Acres, Home, 4 Bedrooms, 1 Bath, Evening Shade, Arkansas**  
**Evening Shade, AR / Sharp County**

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**PROPERTY DESCRIPTION**

Welcome to the market this adorable **Country Home on 13 +/- Acres** located just about a mile south of **Evening Shade, Arkansas**. This property has Highway 167 frontage, but the house is accessed off Birdsong Road. Home sits as soon as you turn off of 167; you will immediately turn into the driveway on the right and find this home tucked back in some trees. **This home has a total of 4 nice size bedrooms, one bathroom, a cute pantry, a large kitchen/dining room, a living room with a gas fireplace, a bonus room (could be a 5th bedroom) up in a loft area along with a sunroom off one of the bedrooms!** You will walk in the side entrance into a cute porch area into the open kitchen/dining room. You will have a pantry, which also has the dryer hookup, but you could easily have the washer hookup moved here as well; the kitchen is a living room with a gas log fireplace, you have a large master with a sunroom/office and nice bathroom with washer hookup in it. You have another area off the living room with two bedrooms and another one off the back of the living room where you also have a door leading out back, and this room has access to the bonus area that current owners used as a bedroom. It does have a window a/c but is not 100% finished. **This home has a new metal roof, some new windows, flooring, wall coverings, countertops, fixtures, paint, and so much more!** This home also has a 2-car garage and a concrete pad out front ready for a structure!

**The property has a pond, wooded, cleared areas, and highway frontage!** Super Cute Home!! Country living but just moments from town! You can go to Batesville and be there in less than 25 minutes or Ash Flat at the same time. Evening Shade is within 3 minutes of the house, where you have a bank, Dollar General, gas station, and more! You are a close ATV ride to the Strawberry River for a relaxing afternoon playing in the water! Hope you come and let us show you around our small towns! I think you would love it here in the Ozarks! I look forward to hearing from you!

Proudly listed with Mossy Oak Properties Selling Arkansas 870-495-2123. **Listing agent Pamela Welch, [870-897-0700](tel:870-897-0700)**. Equal Housing Opportunity. Call us today to set up a time to view this property. [www.WeSellArkansas.com](http://www.WeSellArkansas.com)





13 +/- Acres, Home, 4 Bedrooms, 1 Bath, Evening Shade, Arkansas  
Evening Shade, AR / Sharp County





**13 +/- Acres, Home, 4 Bedrooms, 1 Bath, Evening Shade, Arkansas  
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**

520 N Main

## City / State / Zip

Cave City, AR 72521

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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## **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.



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