

80 +/- Acres, Pasture, Hay Fields, Large Creek, House,
Evening Shade, Arkansas
56 Mac Lane
Evening Shade, AR 72532

\$488,000
80± Acres
Sharp County



80 +/- Acres, Pasture, Hay Fields, Large Creek, House, Evening Shade, Arkansas
Evening Shade, AR / Sharp County

SUMMARY

Address

56 Mac Lane

City, State Zip

Evening Shade, AR 72532

County

Sharp County

Type

Farms, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

36.073962 / -91.669396

Dwelling Square Feet

2106

Bedrooms / Bathrooms

3 / 2.5

Acreage

80

Price

\$488,000

Property Website

<https://www.mossyoakproperties.com/property/80-acres-pasture-hay-fields-large-creek-house-evening-shade-arkansas-sharp-arkansas/83770/>



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PROPERTY DESCRIPTION

Live the Ozark Dream – 80± Acres with Creek Frontage, Pasture, Farm Shop & Renovation-Ready Home

Mac Lane | Just Outside Evening Shade, AR

If you've ever dreamed of owning a piece of the Ozarks—complete with rolling pastureland, a year-round creek, hay fields, and endless views—this 80± acre property in Sharp County is the opportunity of a lifetime.

Located at the **dead end of Mac Lane**, this property offers peace, privacy, and beauty, yet remains just minutes from the town of Evening Shade. **Over 4,400 feet of Piney Creek frontage** flows along the eastern boundary, offering fishing, swimming, or livestock water access. It's a rare find to have this much usable land and water access together in one tract.

The **land has been in the same family for generations**. The **fertile pastureland** is ideal for hay production or running cattle, and there's even **potential for irrigation (seller irrigates out of the piney)**. The gentle Ozark topography offers a mix of open ground and just the right amount of woods to attract wildlife like **whitetail deer, wild turkey, and even the occasional black bear**.

The property includes a **partially renovated 2,100± sq ft home**, ready for you to complete to your specifications. Inside, you'll find:

- A spacious main living area with a **wall-length fireplace**
- Built-in **office space**
- **Open kitchen and dining room**
- **Upstairs bedrooms**, including a primary suite with its own bathroom
- A **lower-level den**, additional bedroom, full bath, and laundry area
- A **walk-in storm/root cellar** tucked under the carport
- A **shop space under the carport** for tools or equipment

In addition to the home, the property features some exceptional outbuildings, including a **large farm maintenance shop with a bridge crane**—perfect for working on tractors, hay equipment, or welding projects—and a **hay barn** with ample space for storage.

Outside, you'll find **established hay fields, mature shade trees**, and miles of space to ride ATVs, start a garden, or simply enjoy country living. Whether you're looking for a place to farm, hunt, or relax in nature, this property offers flexibility and long-term value.

This is more than land—it's a **legacy waiting to continue**.

Highlights:

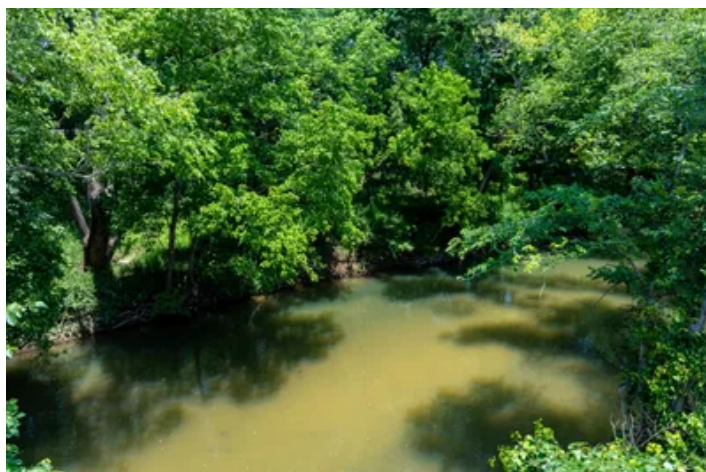
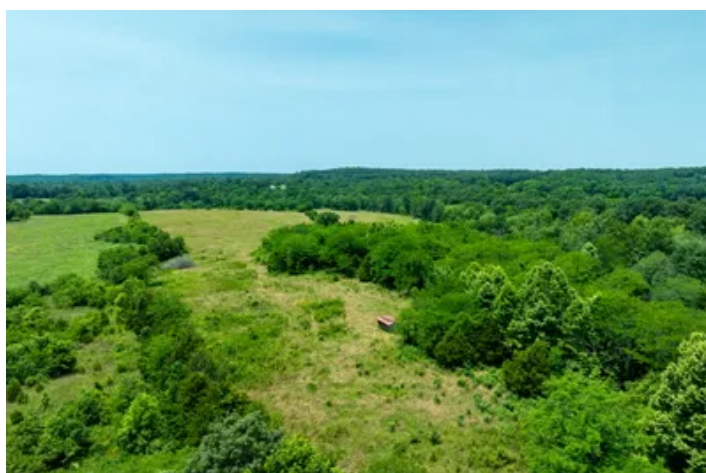
- 80± acres of Ozark pasture, woods, and creek frontage
- 2,100± sq ft home (partially renovated)
- 4,400+ ft of year-round **Piney Creek**
- **Large farm shop** with **bridge crane**
- **Hay barn**
- Open fields, wooded areas, and wildlife

- Great for **livestock, hay, recreation, or building your forever home**
 - **Peaceful dead-end road location**
 - Minutes from Evening Shade, Arkansas
-

Call or text **Pamela Welch**, your local agent and land specialist, at [870-897-0700](tel:870-897-0700) .
Or reach the **Mossy Oak Properties Selling Arkansas** office at [870-495-2123](tel:870-495-2123) .
Equal Housing Opportunity – Showing by Appointment Only



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Evening Shade, AR / Sharp County



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Evening Shade, AR / Sharp County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

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Address

8111 N. St. Louis

City / State / Zip

NOTES

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MORE INFO ONLINE:

wesellarkansas.com

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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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