

Nice 4 Bed 3.5 Bath Home on 35 Acre +/- Farm, Fenced  
with a Pond, Barn, Ash Flat, Arkansas, Sharp County  
30 Ash Flat Dr  
Ash Flat, AR 72513

**\$649,900**  
35± Acres  
Sharp County



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**Ash Flat, AR / Sharp County**

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**SUMMARY**

**Address**

30 Ash Flat Dr

**City, State Zip**

Ash Flat, AR 72513

**County**

Sharp County

**Type**

Recreational Land, Residential Property

**Latitude / Longitude**

36.210143 / -91.610858

**Taxes (Annually)**

1119

**Dwelling Square Feet**

3720

**Bedrooms / Bathrooms**

4 / 3.5

**Acreage**

35

**Price**

\$649,900

**Property Website**

<https://www.mossyoakproperties.com/property/nice-4-bed-3-5-bath-home-on-35-acre-farm-fenced-with-a-pond-barn-ash-flat-arkansas-sharp-county-sharp-arkansas/57532/>





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### PROPERTY DESCRIPTION

This beautiful **35 +/- acre property** in **Ash Flat, AR** offers a perfect blend of **country living** and **modern comfort**. Set in a peaceful and scenic environment, the home features a grand entrance with **automatic gates**, a **paved driveway**, and **lush pastures** on either side, creating a welcoming first impression.

Originally designed as a **horse farm**, the property includes a **barn, fencing and cross-fencing**, and **two scenic ponds**, making it ideal for those with a love for horses, livestock, or the outdoors. The home is perfectly situated, offering both privacy and convenience with **easy access to Highway 167** and gravel roads but yet just 1 mile from the center of Ash Flat, Arkansas.

On the main floor the **main living area** boasts an **open-concept design**, seamlessly connecting the **living room, kitchen, and dining area**—perfect for family gatherings or entertaining guests. The home features **two bedrooms** and **two bathrooms**, with one being a luxurious **primary suite** with ample closet space and its own large bathroom with a walk-in shower. A spacious **laundry room** and **home office and a half bath** add to the convenience, while a large **garage** provides plenty of space for vehicles and storage.

Down stairs you have a bedroom with a large bathroom and doors leading out back, a living area or one could use as another bedroom being both rooms have a closet and doors leading out back to a covered patio area!

Step outside to enjoy the **outdoor living spaces**, including a **covered front porch** and a **back deck**, both perfect for relaxing or entertaining while taking in the natural beauty of the surroundings.

This property offers the ideal balance between **modern amenities** and **rural charm**, making it a great opportunity for a **growing family**, equestrian enthusiasts, or anyone seeking a peaceful country lifestyle.

For more information or to schedule a private tour, contact **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123).

### Home Features:

- **Main Level (Approx. 2,356 sq ft):**
  - **Bedrooms:** 2 bedrooms, including a primary suite with a large walk-in closet and an expansive bathroom with a walk-in shower.
  - **Bathrooms:** 2.5 bathrooms
  - **Living Spaces:** Open living room that flows into the kitchen and dining room, creating a seamless area for relaxation and entertainment.
  - **Kitchen & Dining:** Well-appointed kitchen with a bar area and dining space, ideal for gatherings.
  - **Office:** A convenient office space near the living area and garage.
  - **Laundry Room:** Ample space for laundry and storage.
  - **Garage:** The garage is accessible from the office, offering 1,225 sq ft of space for vehicles and storage.
  - **Outdoor Living:** A deck spans the entire back of the home, accessible from guest bedrooms and the dining area, adding approximately 1,800 sq ft of outdoor living space for relaxation or entertaining.

### Downstairs (Approx. 1,364 sq ft):

- **Rooms:** Two large rooms with French doors that open to a covered patio, providing additional living or recreational space.
  - One room includes a full bathroom with a walk-in shower.
  - The other room boasts a large walk-in closet, ideal for storage or flexible use.

### Equestrian Amenities:

- **Horse Facilities:** The property still features a round pen and barn, perfect for equestrian enthusiasts. The entire property is fenced and cross-fenced, making it ideal for livestock or horses.
- **Water Features:** Two scenic ponds offer both aesthetic charm and practical use for animals.

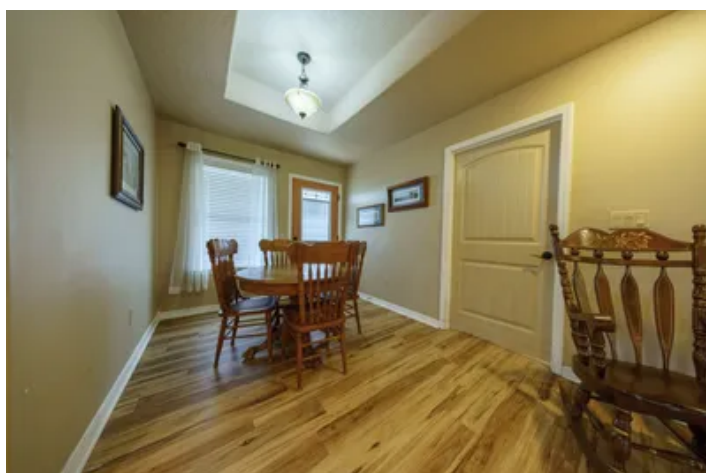
- **Access:** The property is bordered by gravel roads and has direct access to Highway 167, ensuring easy transportation and accessibility.

This home offers plenty of room for a growing family or those with a passion for livestock and country living. This property is designed for those who seek both comfort and practicality. Whether you're a horse enthusiast or simply enjoy the beauty of nature, this property provides ample space and amenities to suit your needs. The seller, unable to maintain the property, is eager to pass this beloved home to a new family who will appreciate and care for it just as he and his late wife did.

Schedule a tour today to experience this exceptional property firsthand. Listed for sale, this home invites you to bring your livestock and make it your own.

**Contact** Mossy Oak Properties Selling Arkansas for more information and to schedule a tour at [870-495-2123](tel:870-495-2123) . Listing Agent and your Local Certified Land Specialist, **Pamela Welch**, [870-897-0700](tel:870-897-0700) . Equal housing opportunity. [www.WeSellArkansas.com](http://www.WeSellArkansas.com)

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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

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## NOTES

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**wesellarkansas.com**

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