

3.5 Acre Lot in Evening Shade, AR
196 JoAnn Drive
Evening Shade, AR 72532

\$25,000
3.500± Acres
Sharp County



3.5 Acre Lot in Evening Shade, AR

Evening Shade, AR / Sharp County

SUMMARY

Address

196 JoAnn Drive

City, State Zip

Evening Shade, AR 72532

County

Sharp County

Type

Lot, Undeveloped Land

Latitude / Longitude

36.071608 / -91.6345835

Taxes (Annually)

84

Acreage

3.500

Price

\$25,000

Property Website

<https://www.mossyoakproperties.com/property/3-5-acre-lot-in-evening-shade-ar-sharp-arkansas/29084/>



3.5 Acre Lot in Evening Shade, AR Evening Shade, AR / Sharp County

PROPERTY DESCRIPTION

This is a nice property ready for you to build that forever home, tiny home or just put a mobile. Gravel pad, 30 by 40 has been done, septic installed and a driveway with a culvert put in. Some clearing around to make it more open. Water meter is set and it comes to the pad. Wooded with some cleared and lots of deer and turkey pass through this property. This was once purchased for back taxes and will only transfer with a quit claim deed unless buyer wants to pay to quiet the title. Listed with Mossy Oak Properties Strawberry River & Home 870-495-2123. Listing agent Pamela Welch, 870-897-0700. Equal Housing Opportunity. Call us today to set up a time to view this property.
www.ArkansasLandAndHomes.us



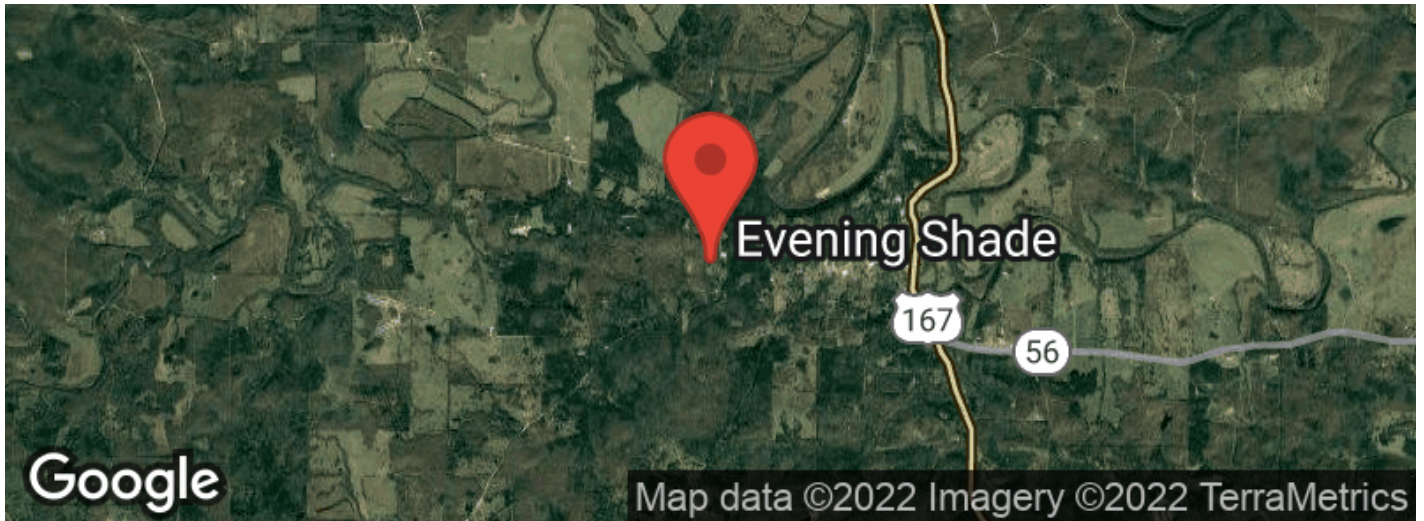
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Locator Maps



Aerial Maps



3.5 Acre Lot in Evening Shade, AR
Evening Shade, AR / Sharp County

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

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(870) 495-2123

Email

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Address

520 N Main

City / State / Zip

Cave City, AR 72521

NOTES



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.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 Strawberry River Land and Homes

520 N Main

Cave City, AR 72521

(870) 495-2123

MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com