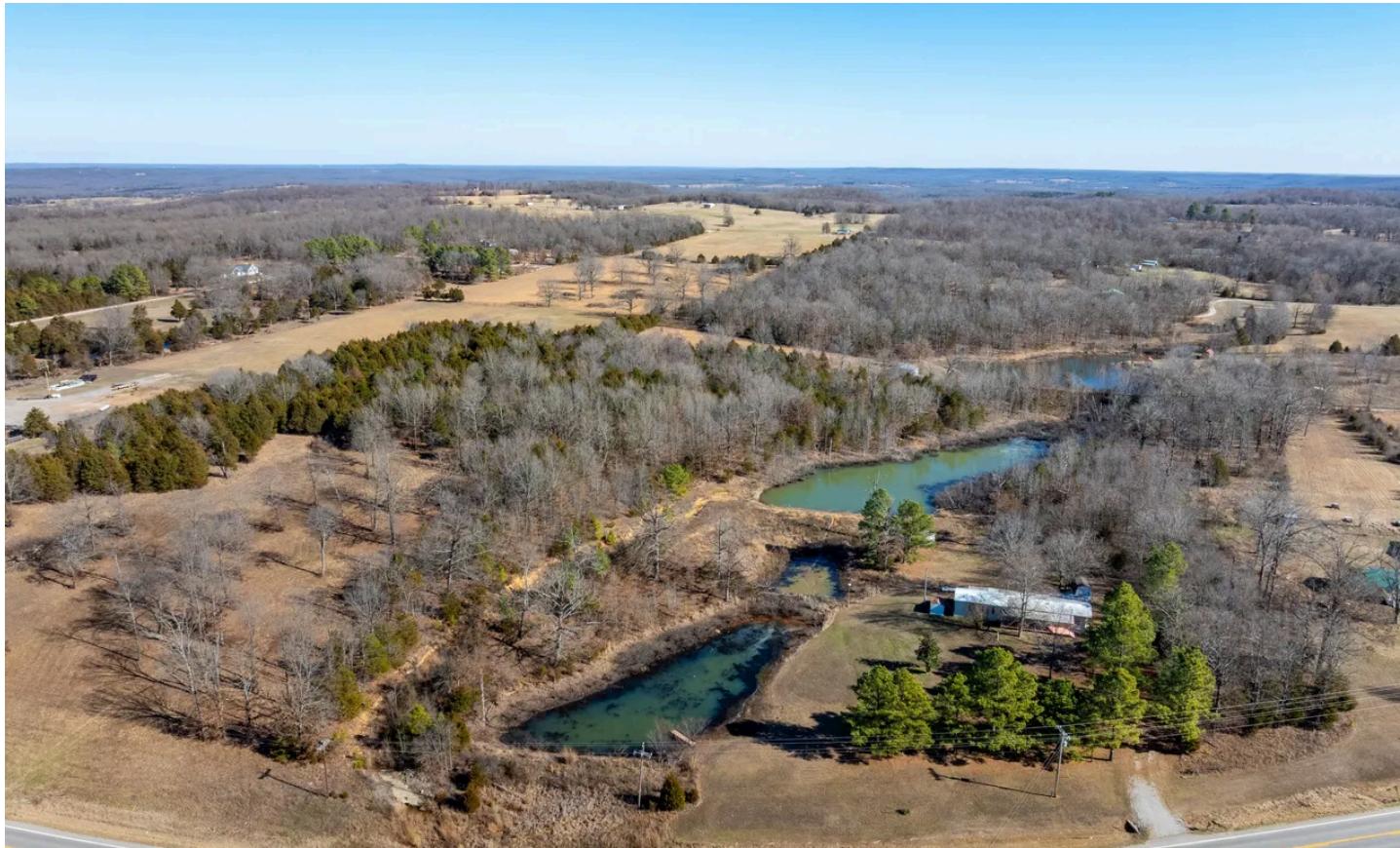


Mobile on 8 +/- Acres, Ponds, Ash Flat, Arkansas
3774 Hwy 167
Ash Flat, AR 72513

\$124,500
9± Acres
Sharp County



Mobile on 8 +/- Acres, Ponds, Ash Flat, Arkansas
Ash Flat, AR / Sharp County

SUMMARY

Address

3774 Hwy 167

City, State Zip

Ash Flat, AR 72513

County

Sharp County

Type

Single Family, Residential Property, Recreational Land

Latitude / Longitude

36.184172 / -91.619186

Dwelling Square Feet

1216

Bedrooms / Bathrooms

3 / 2

Acreage

9

Price

\$124,500

Property Website

<https://www.mossyoakproperties.com/property/mobile-on-8-acres-ponds-ash-flat-arkansas-sharp-arkansas/97184/>



Mobile on 8 +/- Acres, Ponds, Ash Flat, Arkansas
Ash Flat, AR / Sharp County

PROPERTY DESCRIPTION

3774 US Highway 167 | Ash Flat, Arkansas

Single-Wide Mobile Home on 8 +/- Scenic Acres

3774 US Highway 167, Ash Flat, Arkansas offers a rare opportunity to own a peaceful slice of land with convenient highway access and a quiet, private setting. Located just **north of Cave City** and only a couple of miles **south of Ash Flat**, this single-wide mobile home sits **well back off the road**, providing privacy while remaining close to town amenities.

The property is situated on a beautiful tract known locally as Bailey's Fish Farm, featuring what were once **fish ponds** that add character and scenic views to the land. These ponds can be enjoyed from both the **front and back porches**, creating a relaxing outdoor atmosphere. The sellers have cleaned up and improved the property, enhancing its overall appeal.

The mobile home has been **updated by the current owners** and is move-in ready. Improvements include a **new Coleman furnace**, **new appliances at the time of purchase (all appliances convey)**, and **roofing repairs**, with portions of the roof being newer. The home is served by a **151 +/- foot-deep well**, and the seller will install a **new pressure tank for the water system prior to closing**. **County water is available at the road** should a future owner wish to connect.

Electric service is provided by **North Arkansas Electric Cooperative**, with **NEXT fiber internet available at the road**. The **owned propane tank** services **heat only**.

The approximately **8± acres** offer flexibility and opportunity, with room for outdoor recreation, potential hunting, or even a **future homesite** if desired. This property combines acreage, water features, and convenience, with shopping, medical facilities, and other amenities nearby in Ash Flat.

Proudly listed with Mossy Oak Properties Selling Arkansas

Pamela Welch | Principal Broker & Local Land Specialist

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www.WesellArkansas.com

Equal Housing Opportunity

At **Mossy Oak Properties Selling Arkansas**, you're always welcome. Whether you choose to stop by our office or schedule a private appointment, you'll be greeted by a friendly and knowledgeable team ready to help. If you prefer a more private setting, we're happy to meet with you at our conference table and connect you with trusted lenders who can assist you-whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

And even during the cold winter months or the hot summer months, when getting out to view property can be uncomfortable, we've got you covered. We offer a **fully enclosed, heated/cooled, six-seater ATV**, allowing you to tour properties comfortably while staying warm and protected from rain or cold weather. Don't let the season stop you from starting your next adventure.

We offer flexible hours to fit your schedule, so don't hesitate to call and let us work for you. Visit us at **8111 North St. Louis Street, Cave City, Arkansas**, or contact us to set up your appointment today.

Mobile on 8 +/- Acres, Ponds, Ash Flat, Arkansas
Ash Flat, AR / Sharp County



Mobile on 8 +/- Acres, Ponds, Ash Flat, Arkansas Ash Flat, AR / Sharp County

LISTING REPRESENTATIVE

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NOTES



MORE INFO ONLINE:

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NOTES

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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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