

**8 +/- Acres, Cabin, Well, Electric, Wooded,
Great Hunting, Evening Shade, AR**
414 Simstown Road
Evening Shade, AR 72532

\$74,500
8 +/- acres
Sharp County



8 +/- Acres, Cabin, Well, Electric, Wooded, Great Hunting, Evening Shade, AR Evening Shade, AR / Sharp County

SUMMARY

Address

414 Simstown Road

City, State Zip

Evening Shade, AR 72532

County

Sharp County

Type

Recreational Land, Residential Property,
Timberland

Latitude / Longitude

36.1136 / -91.5682

Dwelling Square Feet

430

Acreage

8

Price

\$74,500

Property Website

<https://mossyoakproperties.com/property/8-acres-cabin-well-electric-wooded-great-hunting-evening-shade-ar-sharp-arkansas/18777/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

Cute approximate 430 Sq. Ft. cabin sitting on an 8+/- acre property with tons of mixed use residential, recreational, timberland located a few miles north of Evening Shade, AR, in Sharp County with Simstown road frontage. This property holds an adorable 430 +/- square ft cabin, basically all open, has a kitchen with a sink and refrigerator but no cook stove. Has a wood burning stove you can cook on with a nice chimney going out the roof. The living room is big enough for a couch and chair along with a dining table, the bedroom has a nice size bed with room to walk around it. The bathroom is a few steps from the house. No there is no restroom inside the cabin but the bathroom is so cute! It has an on demand hot water heater, a shower and a toilet. There is a well that is fairly new and a septic. As you sit on the back porch of this cute little cabin you can watch the wildlife in the woods! There are tons of whitetail deer and turkey for the hunters! There is a feeder within eye sight of the cabin that will stay. There are trails throughout the property that can be used for ATV trails, hiking trails or just walking trails. With all the mature timber the bird watching is wonderful and so nice to sit on the porch and listen to them sing! There is another cabin that can be finished out just in the corner of this one. It has electric but no water, however there is rural water at the neighbors just across the road. This property is only 1 mile from the Simstown Access to the Strawberry River! Great little get away! Listed with Mossy Oak Properties Strawberry River Land & Homes, 870-495-2123. Call Pamela Welch at 870-897-0700 to see this property. Equal housing opportunity.

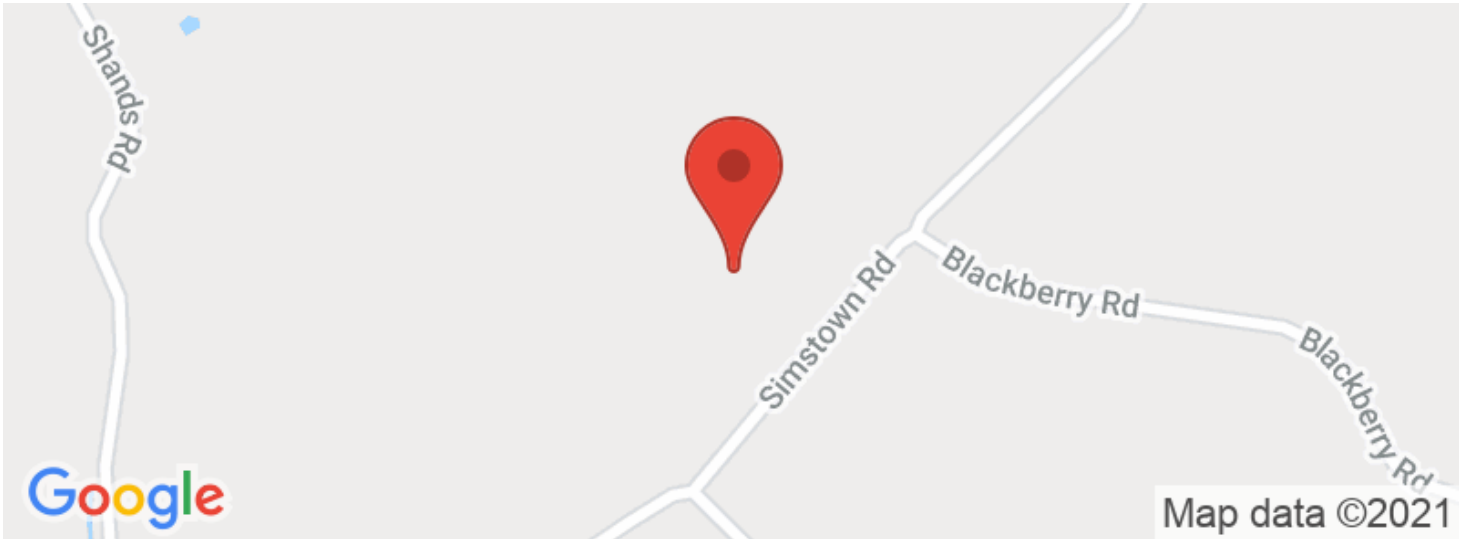


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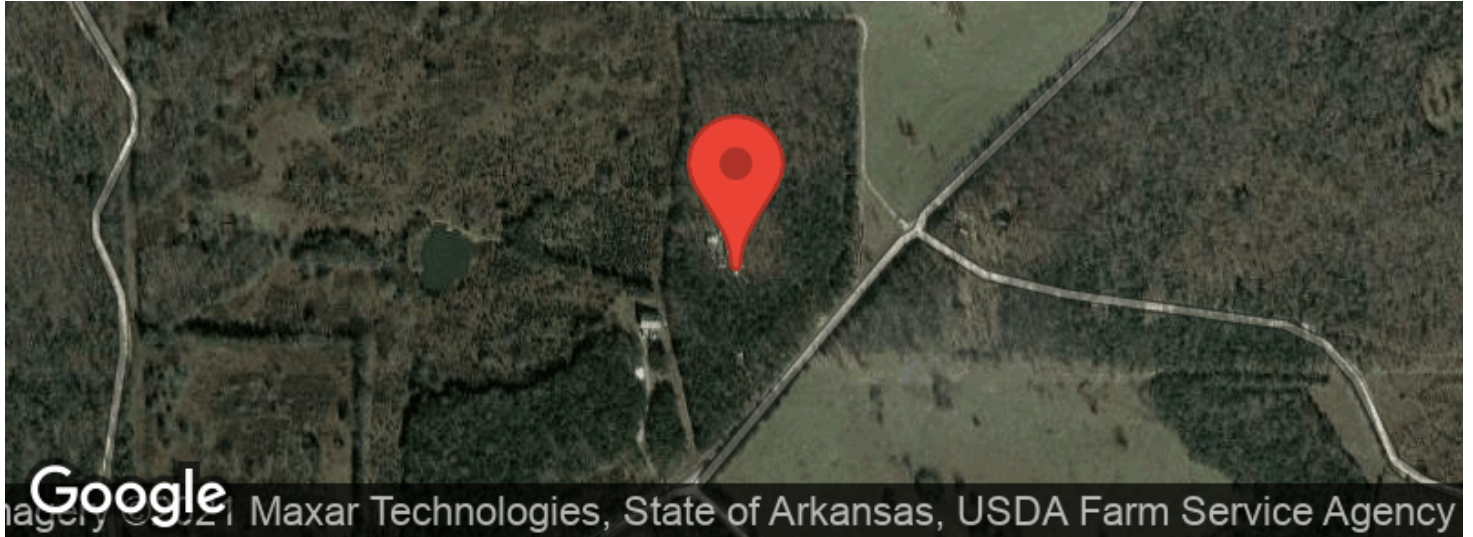
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Locator Maps



8 +/- Acres, Cabin, Well, Electric, Wooded, Great Hunting, Evening Shade, AR
Evening Shade, AR / Sharp County

Aerial Maps



8 +/- Acres, Cabin, Well, Electric, Wooded, Great Hunting, Evening Shade, AR
Evening Shade, AR / Sharp County

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

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Address

520 N Main

City / State / Zip

Cave City, AR 72521

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

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