

20 +/- Acres, 3 Bed 2 Bath House, Evening Shade,  
Arkansas  
60 E Campground Road  
Evening Shade, AR 72532

**\$248,500**  
20± Acres  
Sharp County





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**Evening Shade, AR / Sharp County**

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**SUMMARY**

**Address**

60 E Campground Road

**City, State Zip**

Evening Shade, AR 72532

**County**

Sharp County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

36.143648 / -91.607568

**Dwelling Square Feet**

1680

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

20

**Price**

\$248,500

**Property Website**

<https://www.mossyoakproperties.com/property/20-acres-3-bed-2-bath-house-evening-shade-arkansas-sharp-arkansas/67792/>



**MORE INFO ONLINE:**

**wesellarkansas.com**

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### Evening Shade, AR / Sharp County

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#### **PROPERTY DESCRIPTION**

##### **Charming 20 +/- Acre Hobby Farm with a nice HOME in the Heart of the Ozarks**

Experience the perfect blend of rural living and modern comfort with this charming home set on 20 +/- acres in the beautiful Ozark Mountains. Located just outside town, this property offers the tranquility of country life while being conveniently close to local amenities.

The home features a spacious and inviting layout, filled with natural light and thoughtful updates throughout. With flexible spaces and a cozy, welcoming atmosphere, it's perfect for a growing family or anyone looking to enjoy the peace of the countryside.

The 20 +/- acre property provides a mix of open pasture and wooded areas, ideal for raising animals, starting a hobby farm, or enjoying outdoor activities like hunting. Fenced areas, a pond, and outbuildings add to its functionality and charm.

Situated on a paved road, this property offers easy access to nearby towns and recreational opportunities. Whether you're seeking a serene retreat or a place to embrace the rural lifestyle, this property has everything you need to make your dream a reality.

Don't miss the chance to explore this wonderful property and all it has to offer!

#### **Property Highlights**

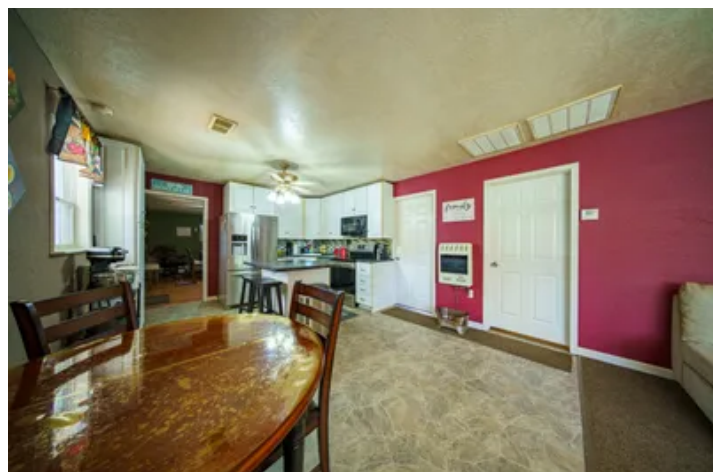
- **Home Features:**
  - Updated 3-bedroom, 2-bathroom home with a spacious layout.
  - Open-concept kitchen, dining, and living areas with large windows for natural light.
  - Primary bedroom suite with a large walk-in shower, double vanities, and room to move around.
  - Bonus spaces: Office or extra bedroom off the kitchen, plus a flexible room near the backdoor.
  - Recent updates include new flooring, countertops, appliances, light fixtures, HVAC thermostat, new appliances, kitchen sink, and trim throughout.
  - FIBER INTERNET
- **The Land:**
  - 20 acres of fenced pasture and woods, perfect for a hobby farm or hunting.
  - A **pond** for livestock or recreation, with web wire fencing enclosing the immediate backyard.
  - **Storage building** with a roll-up door for tools or equipment.
- **Improvements:**
  - Metal roof, updated fencing, a new gate, and refreshed landscaping.
  - New French drain, updated well house pipes, and new electrical outlet covers.
  - Water heater with self-cleaning elements to prevent mineral buildup.
- **Utilities:**
  - Connected to North Arkansas Electric Cooperative and NEXT Fiber Internet for reliable service.
  - Well water ensures a sustainable and efficient water source.

Proudly liste with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123) . **Listing Agent, 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

Pamela Welch

## Mobile

(870) 897-0700

## Office

(870) 495-2123

## Email

pwelch@mossyoakproperties.com

**Address**

8111 N. St. Louis

## City / State / Zip

Cave City, AR 72521

## NOTES



**MORE INFO ONLINE:**

**wesellarkansas.com**

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**wesellarkansas.com**

## **DISCLAIMERS**

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