

**1660 +/- Contiguous Acres, Working Cattle Farm, 2
Living Houses, Evening Shade, Arkansas**
241 N & B Road
Evening Shade, AR 72532

\$4,995,000
1,660± Acres
Sharp County



1660 +/- Contiguous Acres, Working Cattle Farm, 2 Living Houses, Evening Shade, Arkansas
Evening Shade, AR / Sharp County

SUMMARY

Address

241 N & B Road

City, State Zip

Evening Shade, AR 72532

County

Sharp County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property

Latitude / Longitude

36.125895 / -91.63509

Dwelling Square Feet

3328

Acreage

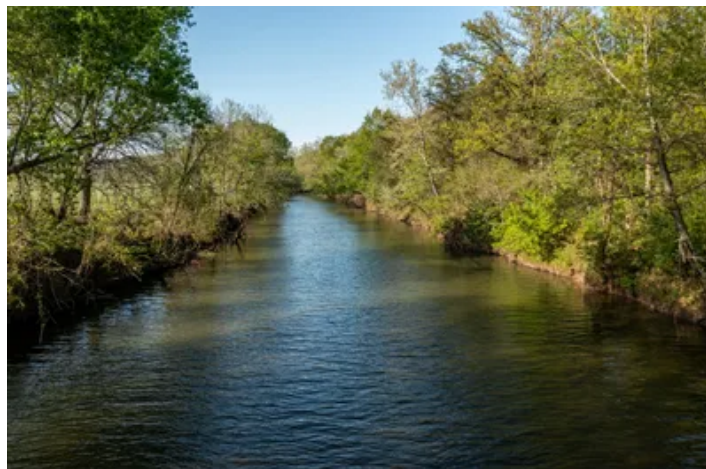
1,660

Price

\$4,995,000

Property Website

<https://www.mossyoakproperties.com/property/1660-contiguous-acres-working-cattle-farm-2-living-houses-evening-shade-arkansas-sharp-arkansas/38277/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

People worldwide know that the Ozark Mountains are quickly becoming one of America's most incredible locations to relocate to. From peaceful, everyday country living to breathtaking beauty and recreation. Much of the world needs to learn that livestock producers are also flocking to the Ozarks. Land prices are soaring to all-time highs in other livestock states, from city expansion, water shortages, and limited government livestock leases. The Ozarks are the new destination for livestock producers. The reasons are mild winters and cool summer nights, even on the hottest days. The Ozarks in Northern Arkansas receive an annual rainfall of over 50 inches. This allows lots of moisture to grow every grass or agricultural product to raise livestock. If you want to relocate your livestock operation, Mossy Oak Properties Strawberry River Land & Homes have partnered with the N & B Ranch to bring you the perfect place!

The N & B Ranch is located in Sharp County in Northern Arkansas, right in the middle of some of the most beautiful areas in the Ozarks, from having the scenic Strawberry River Frontage to high mountain tops that provide breathtaking views and cool, refreshing breezes. Ranches such as the N & B are generational properties. Ranches like this one only become available when one generation is ready to retire, and it is time for a new generation to take the N & B into the future.

RANCH INFO

The N & B is a turn-key ranch offering **1,650 +/- Contiguous Acres**, with approximately 1,000 acres being pasture! Over 10 miles of perimeter fencing is divided into over 20 cross-fenced fields with water available from ponds, creeks, or wells capable of running around 600 Cows. There are over **25 ponds** on this ranch and five wells! There is a feedlot with **16 welded iron holding pens** with well water, and concrete feed troughs capable of holding 1,500 heads. There are 6,000 bulk feed storage and 4,000 open silage, storage-several barns, and a large red iron shop with over 8400 under the roof, and there are working pens inside so you can work cattle in an enclosed structure. There is a Bunk house with horse stables and a working tack room. Inside the **bunk house**, you will have 1296 +/- sq ft with a living room, bedroom, bathroom, laundry room, and a large kitchen/dining room on a deck overlooking this beautiful ranch. From the bunkhouse, you have three doors leading out to the fully enclosed stables, concrete flooring, plenty of room to pull in a tractor if needed, and a lean-to on the side. This house has central heat/air, a fireplace, well water, and fiber internet!

The main house has Western Cedar siding, a wrap-around porch leading down to an above-ground pool with a deck all way around it, a metal roof, and views of the Entire Ranch! Yes, this Western Home sits on the hill overlooking the ranch! When you enter this home, you will see tongue and groove pine on the walls and ceiling. Vaulted ceiling in the living room, dining room, and kitchen. Off to your left are the stairs leading up to a loft area the current owners use as their office. This overlooks the downstairs. Off the kitchen is the laundry room with lots of built-in storage, a sink, a walk-in shower, and a washer and dryer. You will have a bedroom and guest bathroom with a tub/shower in the living room. Off the other side of the living room, you will have the main suite, a soaker tub, a walk-in shower, and lots of storage. Down the stairs, you will have a fully finished basement with a large living room, big enough for a pool table, two bedrooms & another that is used as a bedroom but does not have a window, and a full bathroom! From the basement, you have a walkout to a concreted area. This home has central heat and air and an outdoor woodburning furnace that heats your hot water and runs your heat. The heat in the main unit also has electric heat strips. The fireplace was site built and is woodburning! With this porch whether you are a sunrise or sunset kind of person, this porch has you covered!

This is truly one place that is a **MUST-SEE** because the pictures do not do it justice. This is a large ranch that can support a Large Family! Do not miss out on this property! Proudly listed with Mossy Oak Properties Strawberry River Land & Homes, [870-495-2123](tel:870-495-2123). Call or text Pamela Welch at [870-897-0700](tel:870-897-0700) for a private viewing. Equal Housing Opportunity. www.ArkansasLandAndHomes.us



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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.



MossyOakProperties.com

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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.



Mossy Oak Properties Selling Arkansas

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