

46 +/- Acres, Pasture, Hay Fields, Old Homeplace,  
Sidney, Arkansas  
432 W Ar Hwy 58, Sidney, AR, 72577  
Sidney, AR 72577

**\$224,500**  
46± Acres  
Sharp County



**46 +/- Acres, Pasture, Hay Fields, Old Homeplace, Sidney, Arkansas  
Sidney, AR / Sharp County**

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**SUMMARY**

**Address**

432 W Ar Hwy 58, Sidney, AR, 72577

**City, State Zip**

Sidney, AR 72577

**County**

Sharp County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

36.001678 / -91.646018

**Acreage**

46

**Price**

\$224,500

**Property Website**

<https://www.mossoakproperties.com/property/46-acres-pasture-hay-fields-old-homeplace-sidney-arkansas/sharp/arkansas/104440/>



## 46 +/- Acres, Pasture, Hay Fields, Old Homeplace, Sidney, Arkansas Sidney, AR / Sharp County

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### **PROPERTY DESCRIPTION**

**46 +/- Acres | Hwy 58 Frontage | Pond | Utilities | Prime Farm & Hunting Land Near Cave City, AR**

This **46 +/- acre tract in Sharp County (Sidney, AR)** is a rare opportunity to own a **versatile piece of Arkansas land** with endless potential. Conveniently located just outside **Cave City**, this property features **Highway 58 frontage**, offering excellent access, visibility, and future development possibilities.

The land is a beautiful mix of **open pasture and scattered mature timber**, making it ideal for **cattle, horses, hay production, or a private homestead**. A **pond on the property** adds both functionality and scenic appeal, perfect for livestock or recreation.

Utilities are already in place with **county water and electric on site**, saving time and expense for future improvements. An older home is present and is being sold at **no value**, giving you a clean slate to build, develop, or renovate if desired.

For outdoor enthusiasts, this property delivers excellent **hunting opportunities** with strong potential for **white-tailed deer, turkey, quail, and small game**—a true **recreational and hunting property** in North Arkansas.

While the land could benefit from light clearing or bush hogging, it is otherwise a **highly usable, ready-to-improve tract**.

Whether you're searching for **Arkansas farmland, a hunting retreat, pasture land, or a future homesite**, this property checks every box.

**Properties with this location, acreage, utilities, and versatility are hard to find. Don't miss your chance to own this exceptional tract near Cave City, Arkansas.**

Proudly listed 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).

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

No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.

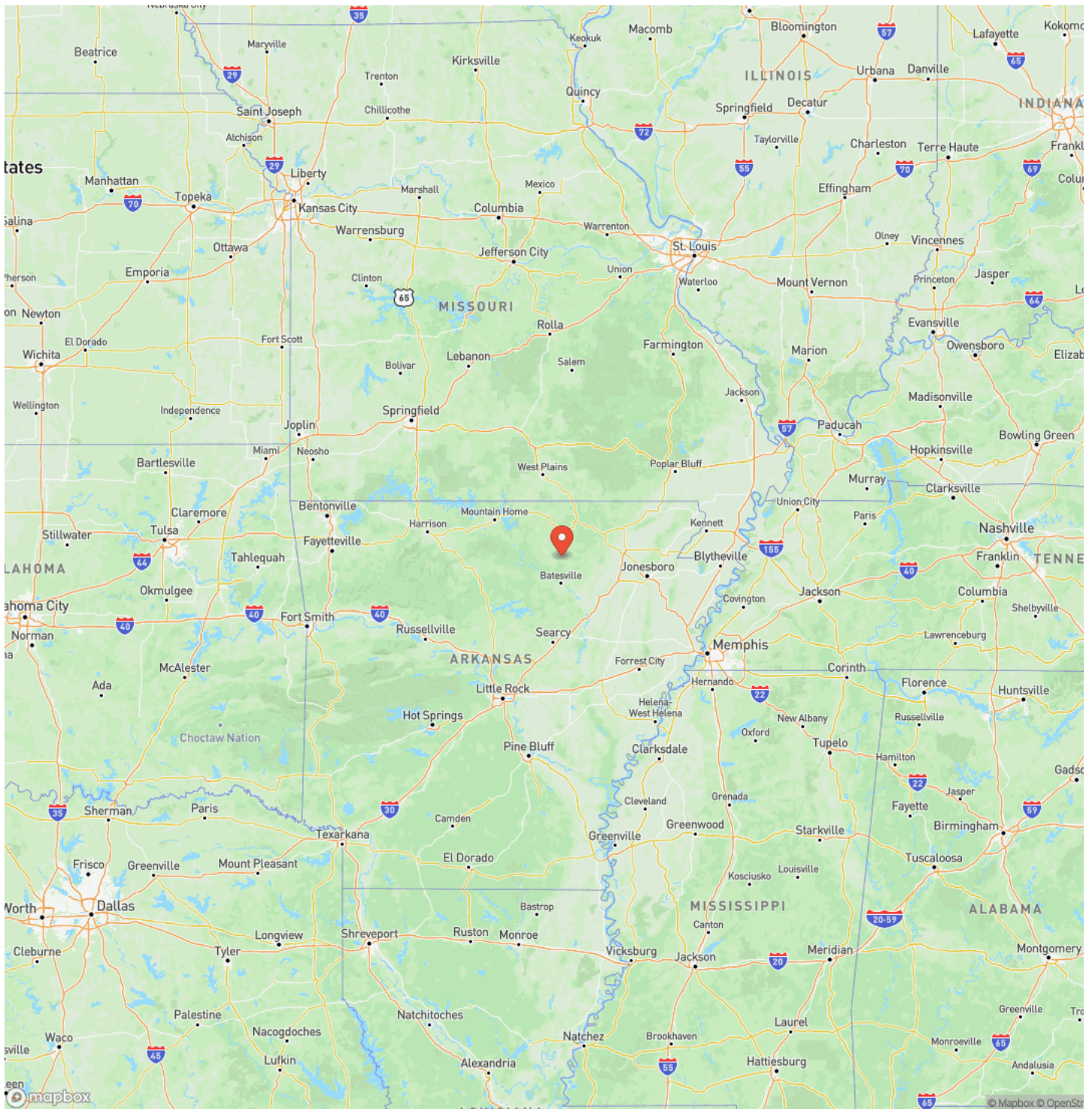
With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.

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Sidney, AR / Sharp County



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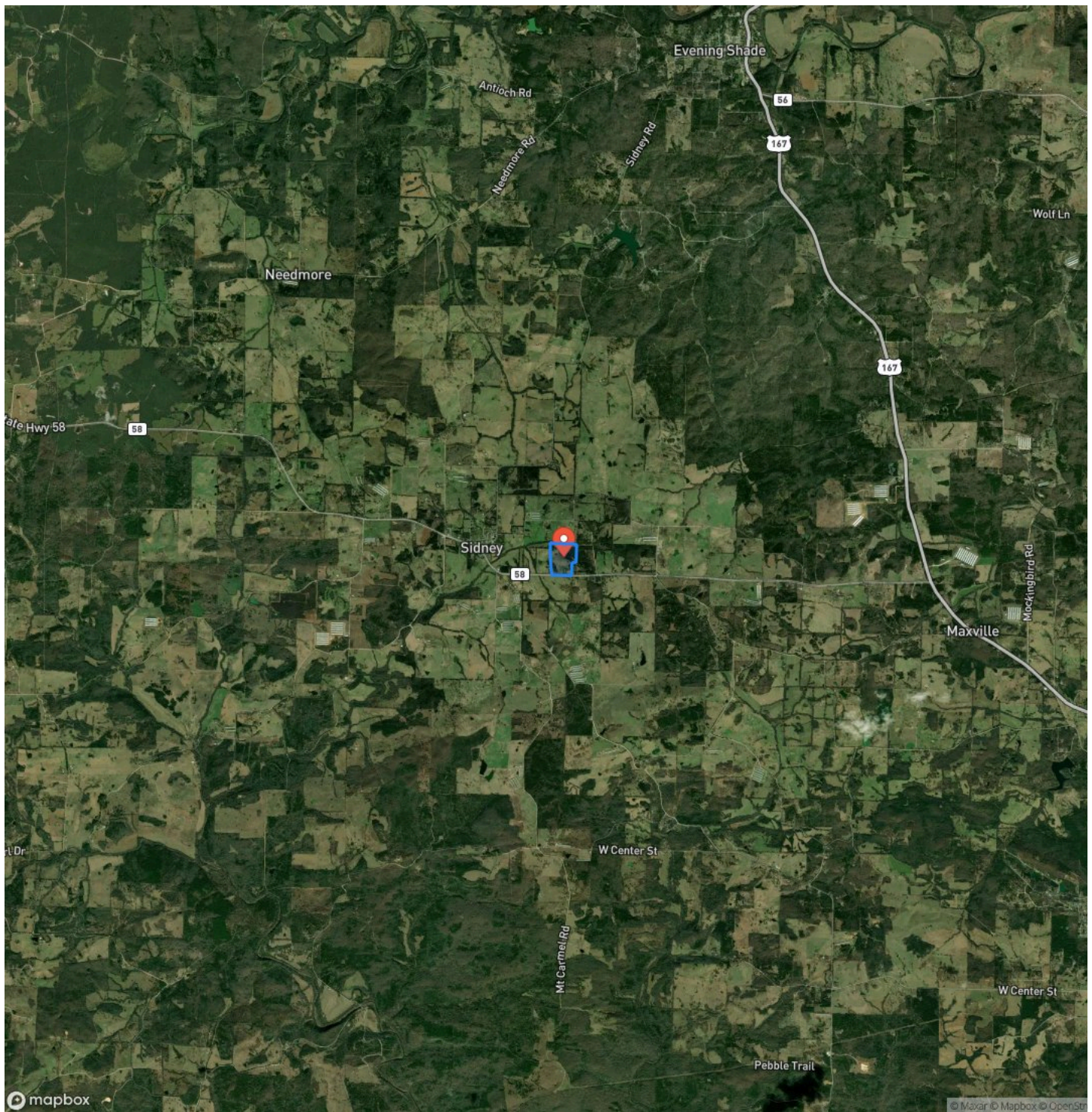
## Locator Map





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Sidney, AR / Sharp County

## Satellite Map







## **DISCLAIMERS**

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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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**Mossy Oak Properties Selling Arkansas**

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Cave City, AR 72521

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<https://wesellarkansas.com/>

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