

**484 +/- Acres, 2 Houses, 25 + acre Lake, Strawberry  
River, Pasture/Woods, Evening Shade, Arkansas**  
1100 Bear Creek Road  
Evening Shade, AR 72532

**\$1,995,000**  
484± Acres  
Sharp County



**484 +/- Acres, 2 Houses, 25 + acre Lake, Strawberry River, Pasture/Woods, Evening Shade, Arkansas**  
**Evening Shade, AR / Sharp County**

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**SUMMARY**

**Address**

1100 Bear Creek Road

**City, State Zip**

Evening Shade, AR 72532

**County**

Sharp County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property, Riverfront, Lakefront, Timberland, Horse Property, Ranches

**Taxes (Annually)**

1250

**Dwelling Square Feet**

3600

**Bedrooms / Bathrooms**

3 / --

**Acreage**

484

**Price**

\$1,995,000

**Property Website**

<https://www.mossyoakproperties.com/property/484-acres-2-houses-25-acre-lake-strawberry-river-pasture-woods-evening-shade-arkansas-sharp-arkansas/47738/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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### **PROPERTY DESCRIPTION**

Welcome to your private retreat that offers up **2 homes, 3 shops, a 25 +/- Acre Stocked Lake, a 5 +/- Acre Lake, Strawberry River Access, Live Springs on the property, Pasture, Mature Woods, and all this in the OZARKS!!** This property is one-of-a-kind and will not last long. You are in **Sharp County on the outskirts of Evening Shade** when your at the house but some of this property is also in **Izard County Arkansas, down a private 1-mile driveway** shaded by trees! As you turn into this gated driveway, you will drive down about 1 mile of the driveway, passing through woods and seeing creeks running on each side of the drive until you open up at the view of the lake and then drive up to the houses. The main **home sits overlooking this gorgeous lake**. As you enter the front door, you will see the lake through the living area's large windows. You will see a lovely fireplace and sliding doors leading to a nice large deck. Off the living room, you have a formal dining area with all windows overlooking the lake, a gorgeous custom kitchen with a gas cookstove and granite countertop, and a nice bar area. Down a few steps, you have what the current owners use as a library! Some could use a vast room as a den with a door leading outside to a small porch and then out to a covered patio area great for having dinner. Down the hall from the kitchen, you have 2 bedrooms and a bath, then the primary bedroom and full bath. This bedroom has a view of the lake! Down the stairs, you will walk into the large laundry room with a wash sink and a door leading out back, where you will see the seller's favorite thing: a hot tub! The sellers said sitting in this hot tub on a snowy night and overlooking that lake is lovely! Then you have another full bath, a sitting area used as a living room, and a large extent they use for a pool table. There is a full bar with a small sink, and then you go into a room with a lot of shelving, a built-in safe roof, and several closets. There is a **Generac Generator for Backup** if electricity ever goes out. The home is on **NAEC for electricity and has NEXT for internet, Fiber, and Well water**. For this home, you have plenty of room to spread out and raise a large family! With over 3600 sq ft under roof, heated/cooled, please see the floorplan attached on how the home is laid out. This floor plan is approximate on the size but will give you a good idea.

For the **guest house**, you have a nice living room, a cute kitchen, a laundry room, a full bathroom off the hallway, and 2 nice size rooms. There are fish vates behind this home because, at one time, the owners before these raised catfish at one time. For the shops, you have a large shop with a large roll-up door for a camper; there is a lift inside of this shop that will not convey unless negotiated in the offer, lots of shelving, and concrete flooring. One of the shops has a large stove for heat and a toilet, which could be converted to a camp house if one wanted to. There is also a small Chapel sitting on the banks of the lake.

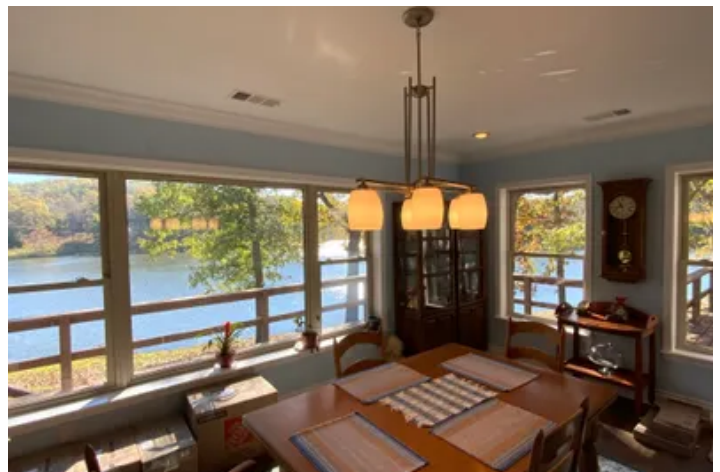
With this property, there is so much to tell you about, and so much you must come to see to appreciate. These sellers are moving for medical reasons and hate leaving this place! With all the deer, turkey, squirrels, and the occasional bear, this property is a hunter's dream! They allow the neighbors to run cattle on the cleared acres of the property. Sellers believe they have about 100-120 acres of pasture. The remaining mature woods make this place incredible. If you have been looking for a place like this, diverse with pasture, woods, water, wildlife, houses, shops, and more, give us a call!

Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123) . Call or text Pamela Welch at [870-897-0700](tel:870-897-0700) . Equal Housing Opportunity. [www.WeSellArkansas.com](http://www.WeSellArkansas.com)

**MORE INFO ONLINE:**

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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:**

**MossyOakProperties.com**

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## **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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