

Nice 3 Bed, 2 Bath, Barn, Fenced, Sidney, Arkansas
1448 AR 58 HWY E
Sidney, AR 72577

\$299,000
6± Acres
Izard County



Nice 3 Bed, 2 Bath, Barn, Fenced, Sidney, Arkansas
Sidney, AR / IZARD County

SUMMARY

Address

1448 AR 58 HWY E

City, State Zip

Sidney, AR 72577

County

Izard County

Type

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

Latitude / Longitude

36.021538 / -91.785369

Taxes (Annually)

671

Dwelling Square Feet

1500

Bedrooms / Bathrooms

3 / 2

Acreage

6

Price

\$299,000

Property Website

<https://www.mossyoakproperties.com/property/nice-3-bed-2-bath-barn-fenced-sidney-arkansas-izard-arkansas/41795/>



MORE INFO ONLINE:

MossyOakProperties.com

Nice 3 Bed, 2 Bath, Barn, Fenced, Sidney, Arkansas Sidney, AR / Izard County

PROPERTY DESCRIPTION

Nice, remodeled **3 bedroom 2 bath, 6 +/- Acres, with a Solid Barn, fenced and ready for your horses!!** This home sits just outside a town called Sidney, Ar, on Highway 58, just a mile off Highway 69 and 4 miles from Melbourne, Ar! Such a **great location** with a paved road frontage and a circle drive out front with such cute curb appeal from the white fencing to the landscaping on the front of the house! So when you enter this home, you will have an attractive foyer where you can go to the right and go into the garage or the left into the house. Entering the house, you will have a nice open living room, large windows for natural light, a gorgeous fireplace ready for your perfect gas insert, a cute dining area off the living room, and a large kitchen. The kitchen has a new refrigerator and dishwasher that will stay and has a cooktop electric stove with a built-in wall oven. All appliances are whirlpool. Cute stained glass above the sink adds a touch of charm, nice new light fixtures in the kitchen and dining areas, newly painted cabinets and hardware make the kitchen look fresh, and new flooring! From here, you have a laundry room with cabinets for folding. Then you enter a full bathroom with a tub in the master bedroom, two large closets, and a door leading out back to a large deck overlooking your barn and pasture covered by sizeable mature shade trees! This room is cooled with a built-in a/c unit and heated with a floor thermostatically controlled propane heater. This room was an addition, so the central heat and air were never brought to this end of the house. Off the kitchen area, you have another bedroom; off the living room, you have a large bedroom, a huge closet, and a door leading out to the deck. Both of these closets are cedar lined and have plenty of storage! Between both is a large full bathroom with a wheelchair accessible or a large walk-in shower! This home is older but solid and has original hardwoods with vinyl, tile, and carpet. There are a few newer windows, the roof is only about two years old and is metal, and the house is central heat and air except for the master bedroom and bath (both do have heat/air). Entergy for the electric, Mt. Pleasant for water, in Izard County, and move-in ready! There is a bonus area with water, electricity, and septic where a mobile home once was on this property that one could be put back on if one chooses to. Also, the old barn is so solid and ready for your horses with a wash station just outside of it! All fencing is in great shape and what was broken has been fixed.

There is a riding area that sellers brought sand in for, and all it needs is to be worked up and ready for riding along with a round working pen and other pens. With all this, there is more! The sellers have an additional 18 +/- acres on the west side of this that are all woods and have an old house and a pond that they would sell with this home. They will NOT sell it separately, but if one wanted to purchase with the home, the price would be \$387,500 for all. Excellent hunting in this area, with lots of turkeys and white-tail deer! Moving to Arkansas is buying a place where you can be close to town, but not too close, have your animals, be on a paved road, have a garden, and enjoy the crisp air in the Ozarks, and this is what we have here!! Do not wait on this one!

Proudly listed with Mossy Oak Properties Strawberry River Land & Homes, [870-495-2123](tel:870-495-2123). Listing Agent Pamela Welch, call or text [870-897-0700](tel:870-897-0700) to schedule a time to visit this property! You will not be disappointed! Equal housing opportunity.
www.ArkansasLandAndHomes.us



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LISTING REPRESENTATIVE

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NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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Mossy Oak Properties Selling Arkansas

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