

40 +/- Acres, Cute Tiny Home, Hunters Paradise, Sharp
County, Evening Shade, Arkansas
Powells Chapel Road
Evening Shade, AR 72532

\$174,500
40± Acres
Sharp County



40 +/- Acres, Cute Tiny Home, Hunters Paradise, Sharp County, Evening Shade, Arkansas
Evening Shade, AR / Sharp County

SUMMARY

Address

Powells Chapel Road

City, State Zip

Evening Shade, AR 72532

County

Sharp County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

36.040256 / -91.521924

Acreage

40

Price

\$174,500

Property Website

<https://www.mossyoakproperties.com/property/40-acres-cute-tiny-home-hunters-paradise-sharp-county-evening-shade-arkansas-sharp-arkansas/65764/>



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PROPERTY DESCRIPTION

Situated on 40 +/- acres of beautiful land, this property offers the perfect blend of cleared space and natural beauty. There's enough cleared area to create a fantastic yard for entertaining, gardening, or even a food plot, while still maintaining plenty of privacy.

The sellers have started a **charming tiny cabin** on the property, and it's almost complete! The **exterior is finished** (just needs the deck railing) with rustic wood siding and a **metal roof**, giving it that perfect country charm. Inside, you'll find a cozy **wood-burning fireplace** and **electricity already run throughout the cabin, though it's not yet hooked up**. The cabin includes a **loft bedroom** overlooking the living area, complete with a large **picture window** so you can take in the serene outdoor views from the comfort of indoors.

This property is a nature lover's dream, with **large, mature timber** scattered throughout the 40 acres. One could easily make **trails** for hiking, ATV riding, hunting, or to just simply enjoy the abundant wildlife that roams the area. Sellers have went down and cleaned up around the creek for better access.

Conveniently located **about half a mile off a gravel road**, the property provides both seclusion and accessibility. It's also **just a few minutes from the Strawberry River**, so you can hop on an ATV and be there in no time! **Cave City** is only **15 minutes away**, offering a great balance of privacy and proximity to town.

If you've been searching for a private retreat with plenty of land and a cabin to call your own, this might be the perfect fit! Please don't hesitate to give us a call for a tour.

Listed with **Mossy Oak Properties Selling Arkansas**, you can reach our office at [870-495-2123](tel:870-495-2123), or contact me, **Pamela Welch**, the **listing agent and your local land specialist**, at [870-897-0700](tel:870-897-0700).

Equal Housing Opportunity.

Visit us at www.WeSellArkansas.com

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LISTING REPRESENTATIVE

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NOTES

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wesellarkansas.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.

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