Home with 2.28 +/- acres Smithville, Arkansas, Sharp County 495 Nelsonville Rd. Smithville, AR 72466

\$130,000 2.280± Acres Sharp County









### **SUMMARY**

**Address** 

495 Nelsonville Rd.

City, State Zip

Smithville, AR 72466

County

**Sharp County** 

Type

Residential Property, Business Opportunity

Latitude / Longitude

36.069717 / -91.426817

Taxes (Annually)

1021

**Dwelling Square Feet** 

1394

**Bedrooms / Bathrooms** 

3/2

Acreage

2.280

**Price** \$130,000

**Property Website** 

https://www.mossyoakproperties.com/property/home-with-2-28-acres-smithville-arkansas-sharp-county-sharp-arkansas/82326/









#### PROPERTY DESCRIPTION

### 3-Bedroom Home with Barn & Shop on 2± Acres - Great Potential!

This **3-bedroom**, **2-bath home** sits on approximately **2 acres** and offers a wonderful opportunity for someone to bring their own vision. With the right touches, this property could shine as either a comfortable forever home or a strong rental investment.

#### **Home Features**

- 3 bedrooms, 2 full bathrooms
- Newer metal roof for durability
- New HVAC unit installed within the last two years
- New laminate flooring in several rooms for a fresh start
- Spacious layout with plenty of room to make it your own

### **Outbuildings & Land**

- Large barn for livestock, storage, or workshop use
- Shop building perfect for projects, tools, or additional storage
- Approximately 2 acres, providing space for a garden, pets, or small livestock

### Opportunity

With some updates and improvements, this property has excellent potential to increase in value. It could serve as a cozy primary residence, a weekend getaway, or even a **rental investment property**.

Don't miss your chance to own a home with land, storage, and solid recent upgrades—ready for your personal touch.

Call **Pamela Welch**, Listing Agent & Local Land Specialist, at <u>870-897-0700</u>, or Mossy Oak Properties Selling Arkansas at <u>870-495-2123</u> for more details.

**Equal Housing Opportunity** 

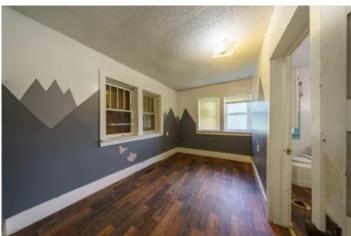
www.WeSellArkansas.com















## LISTING REPRESENTATIVE For more information contact:



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City / State / Zip

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