

**Tiny Cabin, 5.5 +/- Acres, Fruit Trees, Fiber Internet
Available, Ash Flat, Arkansas**
270 Dry Bone Rd
Ash Flat, AR 72513

\$135,000
5.500± Acres
Sharp County



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Ash Flat, AR / Sharp County

SUMMARY

Address

270 Dry Bone Rd

City, State Zip

Ash Flat, AR 72513

County

Sharp County

Type

Residential Property, Recreational Land

Latitude / Longitude

36.165723 / -91.633548

Taxes (Annually)

218

Dwelling Square Feet

520

Bedrooms / Bathrooms

1 / 1

Acreage

5.500

Price

\$135,000

Property Website

<https://www.mossoakproperties.com/property/tiny-cabin-5-5-acres-fruit-trees-fiber-internet-available-ash-flat-arkansas-sharp-arkansas/80132/>



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PROPERTY DESCRIPTION

Tiny Cabin Retreat on 5.5+/- Acres with Extra Homesite – Just Outside Ash Flat, AR

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Looking for peace, privacy, and a cozy place to call home—without giving up convenience? This charming tiny cabin sits on approximately 5.5 **unrestricted acres** in Sharp County, just **5 minutes to Ash Flat, 20 minutes to Cave City**, and about **an hour from Mountain Home and 40 minutes to Batesville**—offering the perfect balance between rural living and easy access to everything you need.

Finished in 2014, this 1-bedroom, 1-bathroom cabin includes **520 sq ft of living space** and a **spacious 360 sq ft front porch**, perfect for sipping coffee while watching deer and listening to gobbling turkeys. Inside, you'll find a full kitchen, cozy living area, and all the comforts of home. Stay comfortable year-round with a wood stove, two propane heaters (tanks convey), and two window AC units.

Utilities are already in place: county water (Gentryville), North Arkansas Electric, fiber internet, and a 1,000-gallon concrete septic system (per seller).

The land is partially fenced and ideal for a small hobby farm or homestead, with mature trees, fruit trees (apple, plum, fig), a chicken coop, a covered dog house, and plenty of room for a garden.

Bonus: A second gated entrance already has water and electric—perfect for an additional tiny home, RV, or future cabin build.

Located just minutes from local grocery stores, restaurants, pharmacies, and **White River Health in Cherokee Village** or **Fulton County Hospital in Salem**, this property is not only beautiful—it's practical too.

Whether you're downsizing, starting your homestead journey, or looking for a peaceful weekend getaway, this one checks all the boxes.

Listed by Mossy Oak Properties Selling Arkansas, Equal Housing Opportunity. www.WeSellArkansas.com

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LISTING REPRESENTATIVE

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NOTES

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Mossy Oak Properties Selling Arkansas

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