

305 +/- Acres, County water, Ponds, Fenced/Cross
Fenced, Evening Shade, Ar
Simstown Road
Evening Shade, AR 73532

\$949,900
305± Acres
Sharp County



**305 +/- Acres, County water, Ponds, Fenced/Cross Fenced, Evening Shade, Ar
Evening Shade, AR / Sharp County**

SUMMARY

Address

Simstown Road

City, State Zip

Evening Shade, AR 73532

County

Sharp County

Type

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

Latitude / Longitude

36.130271 / -91.517309

Taxes (Annually)

500

Acreage

305

Price

\$949,900

Property Website

<https://www.mossyoakproperties.com/property/305-acres-county-water-ponds-fenced-cross-fenced-evening-shade-ar-sharp-arkansas/39494/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

This is an incredible piece of hunting property on the outskirts of Ash Flat and Evening Shade, Arkansas, in Sharp County, down Simstown Road. This property is fenced, cross-fenced, has ten ponds, and county water all over this property all way back to the back of the property with water spicket,s, lick creek branch running through along with a nice shop! This property would make a great cattle farm or could be developed very easily since county water is already running to the back of the property! Nice rolling pasture with gorgeous views and so many ponds to overlook! This is a great piece that will not last long! Call our office today to schedule a time to see this property. It is proudly listed with Mossy Oak Properties Strawberry River & Home [870-495-2123](tel:870-495-2123). Listing agent **Pamela Welch**, [870-897-0700](tel:870-897-0700). Equal Housing Opportunity. Call us today to set up a time to view this property. www.ArkansasLandAndHomes.us



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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

520 N Main

City / State / Zip

Cave City, AR 72521

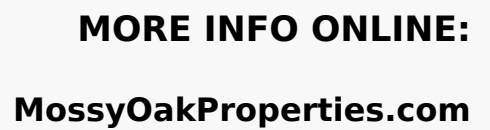
NOTES



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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.



Mossy Oak Properties Selling Arkansas

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Cave City, AR 72521
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