

6+/- Acres, Osage Hills, Arkansas  
Oak Ridge Dr  
Smithville, AR 72466

**\$18,000**  
6.600± Acres  
Sharp County





**6+/- Acres, Osage Hills, Arkansas**  
**Smithville, AR / Sharp County**

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**SUMMARY**

**Address**

Oak Ridge Dr

**City, State Zip**

Smithville, AR 72466

**County**

Sharp County

**Type**

Undeveloped Land, Lot

**Latitude / Longitude**

36.050953 / -91.413434

**Taxes (Annually)**

66

**Acreage**

6.600

**Price**

\$18,000

**Property Website**

<https://www.mossyoakproperties.com/property/6-acres-osage-hills-arkansas-sharp-arkansas/42812/>



**PROPERTY DESCRIPTION**

This is a lot just off the main road that leads down to the lake! This lot is easy to get to and would make a great lot to build a small cabin

This property ownership gives you access to hunt all property, which contains 600 +/- acres. For those that do not hunt, you can fish the lake, which consists of about 25 +/- acres! If you own this property, you can hunt as long as you do not post your property. There are some restrictions, and you can see those under Documents. There is an approximate \$90.00 a year charge for upkeep on the roads in and throughout the property as well as upkeep on lake, etc. This lovely lake has a dock and a gathering area with a pavilion for large get-togethers. This property is loaded with whitetail deer and turkey. The lake is stocked with some of this area's Largest Bass!! If you have been looking for something to own with hunting and fishing but not the upkeep of it all with possibly building a small cabin, this is it! This could be one to own and give a grandchild ownership for hunting rights! **THIS IS WOODED LOTS ONLY, THE LAKE AND PAVILION IS COMMUNITY OWNED ; LOT IS NOT ON THE WATER!** Located down Highway 115, about 12 miles from Cave City, Only about 45 minutes from Jonesboro, AR! The property is NOT on the lake but has access to the lake, hunting, and the common pavilion area.

Listed with Mossy Oak Properties Strawberry River & Home 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](http://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



**MOSSY OAK.**  
**PROPERTIES**  
Strawberry River Land & Homes  
*America's Land Specialist*

**MORE INFO ONLINE:**

**MossyOakProperties.com**

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



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 relation 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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