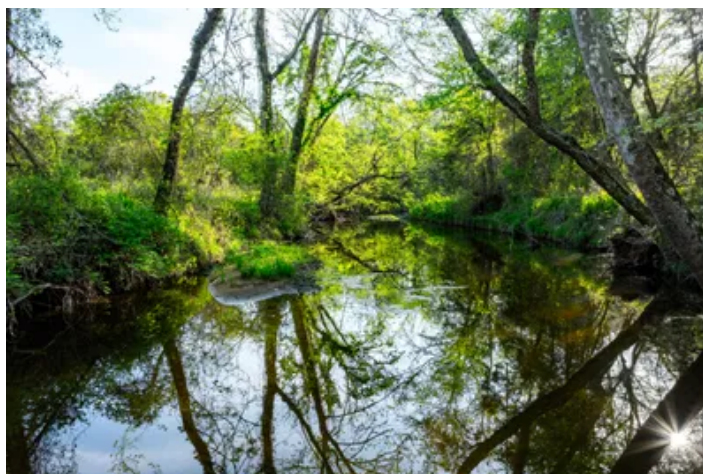
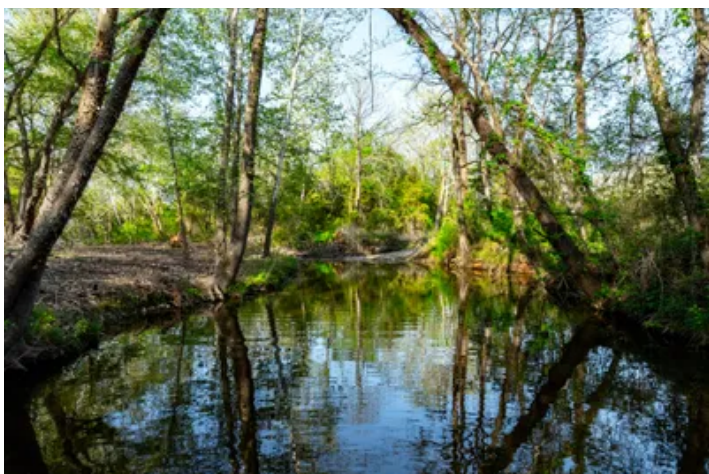


40 +/- Acres, Year Round Creek, Pasture, Woods, Paved
Road Frontage, Evening Shade, Arkansas
AR-56
Evening Shade, AR 72532

\$298,500
40± Acres
Sharp County



40 +/- Acres, Year Round Creek, Pasture, Woods, Paved Road Frontage, Evening Shade, Arkansas
Evening Shade, AR / Sharp County

SUMMARY

Address

AR-56

City, State Zip

Evening Shade, AR 72532

County

Sharp County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

36.065444 / -91.546645

Taxes (Annually)

\$115

Acreage

40

Price

\$298,500

Property Website

<https://www.mossyoakproperties.com/property/40-acres-year-round-creek-pasture-woods-paved-road-frontage-evening-shade-arkansas-sharp-arkansas/106587/>



40 +/- Acres, Year Round Creek, Pasture, Woods, Paved Road Frontage, Evening Shade, Arkansas Evening Shade, AR / Sharp County

PROPERTY DESCRIPTION

Whaley Creek Paradise - 40 +/- Acres with Water, Wildlife & Dream Homesites

Just about 3.5 miles from Evening Shade, AR | Sharp County

Waking up to a **crisp, cool morning in the Ozarks** is one of life's simple joys-and this property lets you experience that every single day. This **40 +/- acre tract** is the perfect blend of natural beauty, fertile land, and ready-to-go infrastructure, making it ideal for building your forever home, hunting retreat, or self-sustaining farm.

Year-Round Creek Frontage

Whaley Creek winds for **1,400 +/- feet through the property**, offering a wide, scenic, year-round water source. A **concrete creek crossing** and sandy beach area make it the perfect spot for fishing, wading, or enjoying lazy afternoons with family. It's a rare luxury to own Ozark land with dependable water like this.

Rare Ozark Farmland

Unlike much of the rocky terrain in the region, this property offers **rich, fertile soil** where you can actually put a disc in the ground and plant. Several **food plots are already established in soybeans, corn, and wheat**, making this a turnkey hunting or farming setup.

Wildlife & Hunting

- Large deer stand and multiple additional stands convey
- Mix of woods, pastures, and water create excellent wildlife habitat
- Deer, turkey, and small game are abundant

Build Your Dream

With **electric (NAEC), NEXT Fiber internet**, and **county water available**, this property is ready for your dream home or cabin. Multiple **building sites** with views of the creek or nestled among mature timber offer endless possibilities.

Property Features

- Hwy 56 paved road frontage for easy access
- Trails throughout for ATV rides, horseback riding, or hiking
- Storage container & portable carport included for equipment

Location

- Only 3.5 miles from Evening Shade
- Minutes from the **Strawberry River**
- Approx. 30 minutes to Batesville and local amenities

This is more than land-it's a chance to **live the Ozark lifestyle**: mornings by the creek, evenings watching wildlife from your porch, and fertile ground beneath your feet. Opportunities like this are few and far between.

Contact Your Local Land Specialists Today
Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123) .

Listing Agent, **Pamela Welch**, [870-897-0700](tel:870-897-0700) .

Equal Housing Opportunity, www.WeSellArkansas.com.

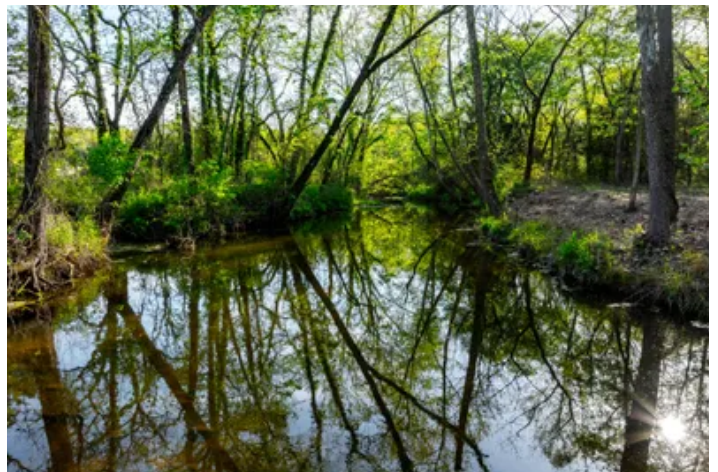
At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we are happy to meet with you at our conference table and connect you with trusted lenders who can help-whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.

With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.

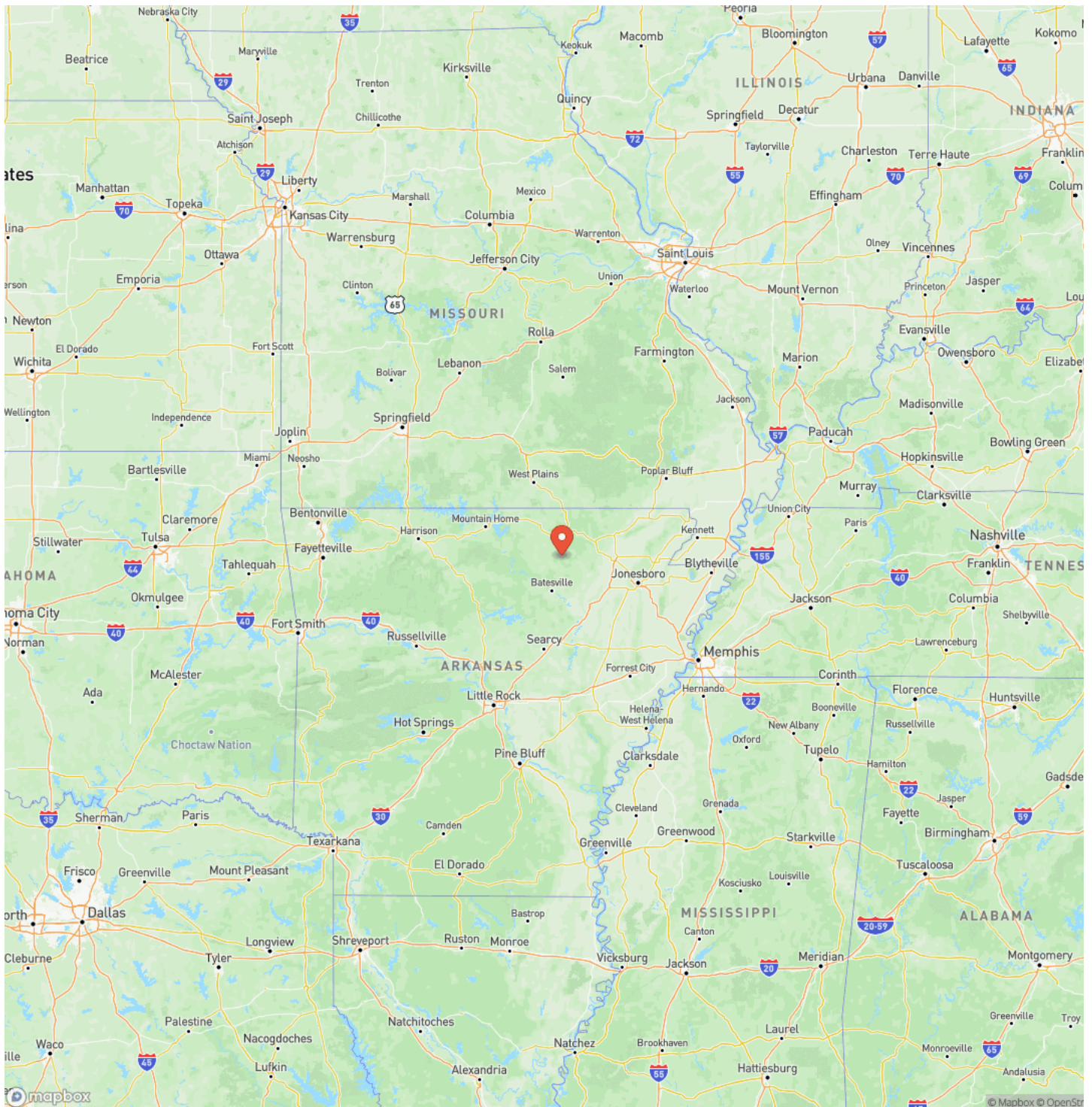


40 +/- Acres, Year Round Creek, Pasture, Woods, Paved Road Frontage, Evening Shade, Arkansas
Evening Shade, AR / Sharp County



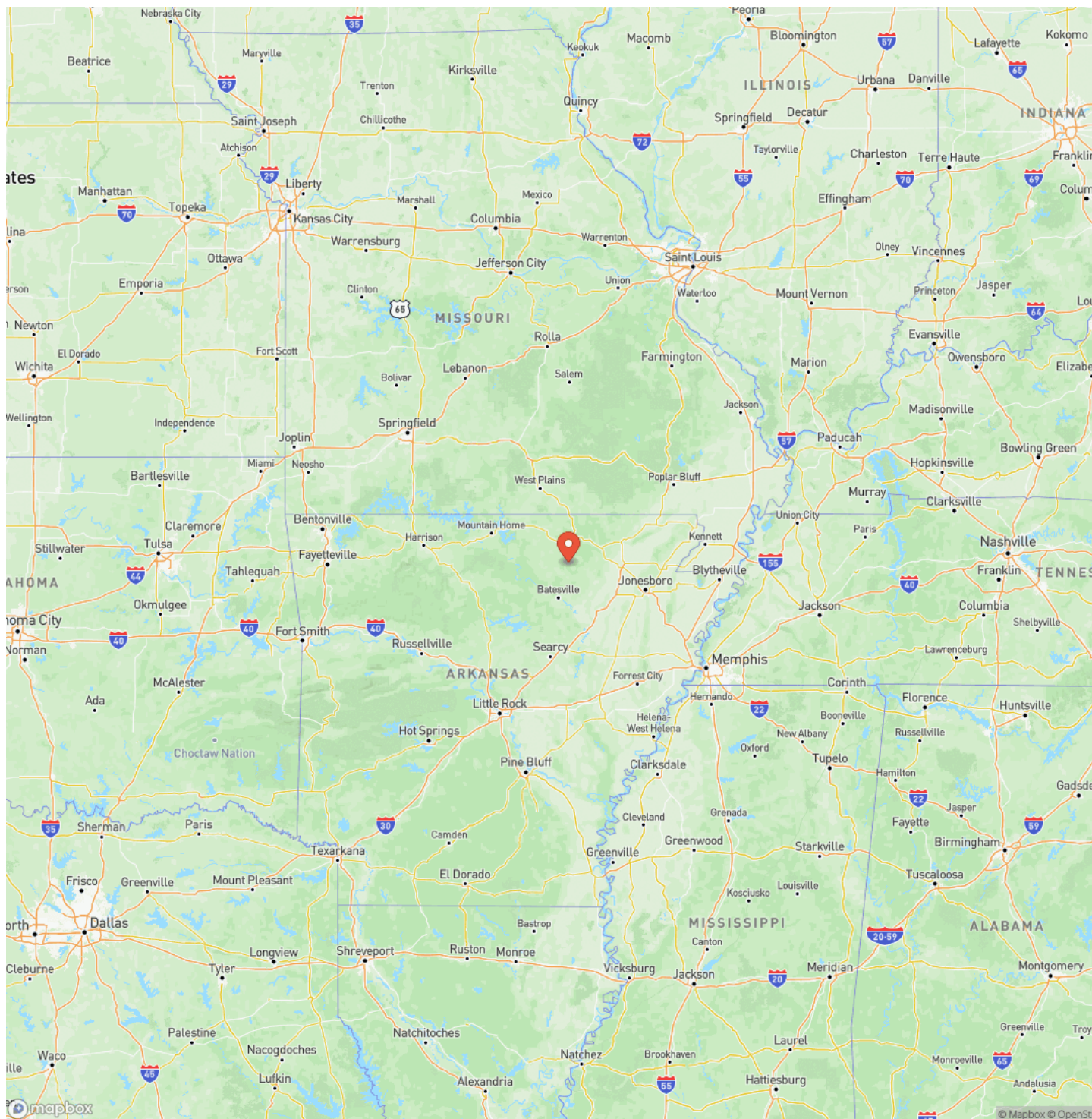
40 +/- Acres, Year Round Creek, Pasture, Woods, Paved Road Frontage, Evening Shade, Arkansas
Evening Shade, AR / Sharp County

Locator Map



**40 +/- Acres, Year Round Creek, Pasture, Woods, Paved Road Frontage, Evening Shade, Arkansas
Evening Shade, AR / Sharp County**

Locator Map

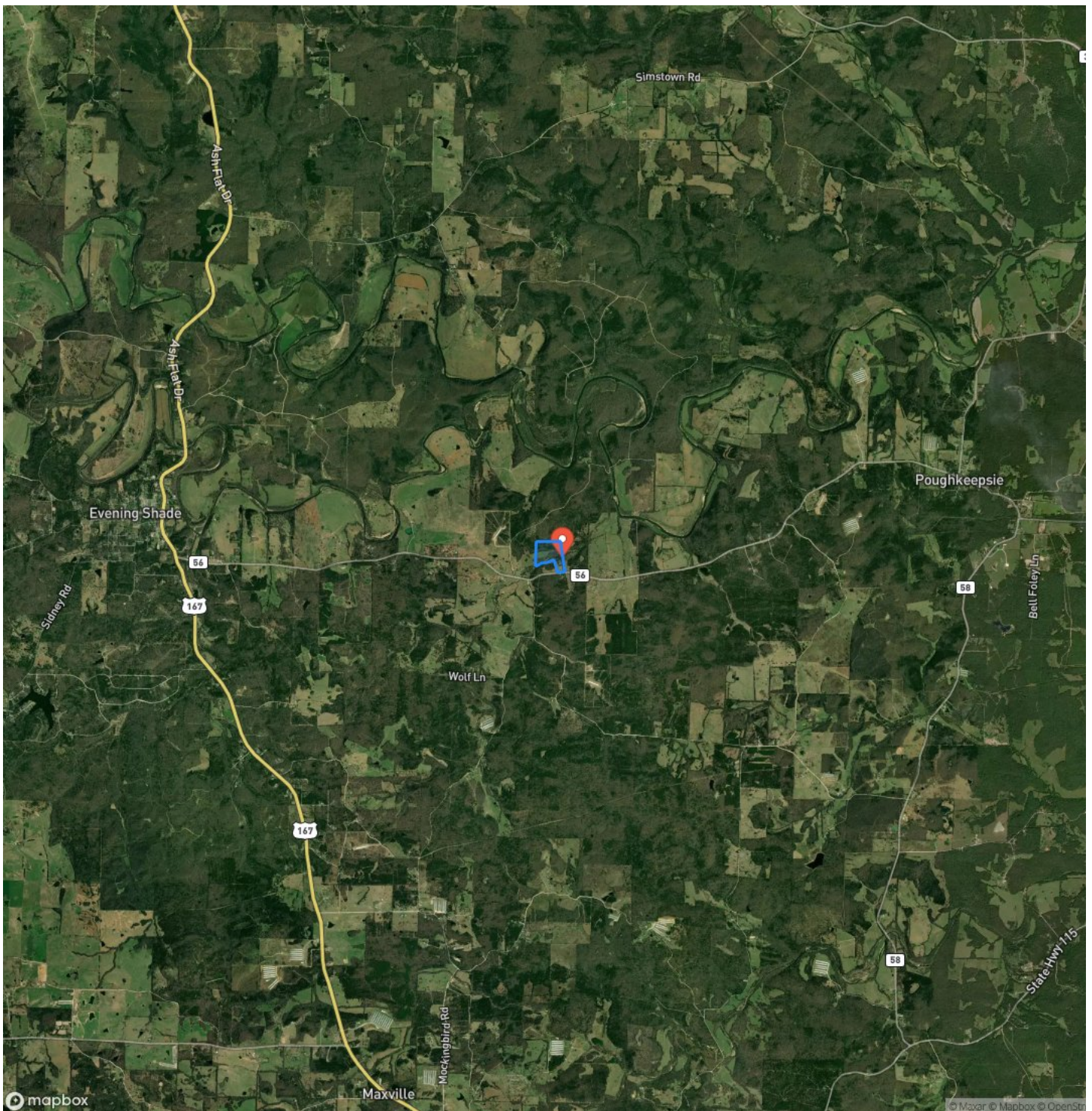


MORE INFO ONLINE:

<https://wesellarkansas.com/>

40 +/- Acres, Year Round Creek, Pasture, Woods, Paved Road Frontage, Evening Shade, Arkansas
Evening Shade, AR / Sharp County

Satellite Map



**40 +/- Acres, Year Round Creek, Pasture, Woods, Paved Road Frontage, Evening Shade, Arkansas
Evening Shade, AR / Sharp County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

[illegible]

This image shows a full page 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

Agent Owned Property

Mossy Oak Properties Selling Arkansas

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

<https://wesellarkansas.com/>

