

165 +/- Acres, Farm/Ranch Land, 2,400 SqFt Home,
Guest Home, 2 Shops, Barn, Evening Shade, Arkansas
1756 Hickory Flat Rd
Evening Shade, AR 72532

\$1,095,000
165± Acres
Izard County



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Evening Shade, AR / IZARD County

SUMMARY

Address

1756 Hickory Flat Rd

City, State Zip

Evening Shade, AR 72532

County

Izard County

Type

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

Latitude / Longitude

36.126302 / -91.699036

Dwelling Square Feet

2400

Bedrooms / Bathrooms

5 / 2

Acreage

165

Price

\$1,095,000

Property Website

<https://www.mossyoakproperties.com/property/165-acres-farm-ranch-land-2-400-sqft-home-guest-home-2-shops-barn-evening-shade-arkansas-izard-arkansas/43055/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

Let's welcome to the market this turn-key, well-maintained **165 +/- Acre Cattle Ranch!** This ranch is a very well-manicured farm with about **80 acres of pastureland**, some of which are used as hayfields, and the remaining acres are made up of a mixture of hardwoods. The woods have a firebreak around them. The property is **fenced, cross-fenced, with two ponds, a 30 by 36, 5 stall barn with a feed room and a rollup door, multiple working coral setups, and every field has a freeze-proof water tank with a shutoff valve.** This makes working cattle and managing cattle run smoothly. Fields have been **fertilized and sprayed yearly** with trails throughout the farm so that you can drive anywhere on the farm at any time of the year! When you enter the gate off the main road, you will return to the house, where you sit off the road looking over the gorgeous pasture and a pond! You will see the **house and the shop!** The **barn** sits out in the field down in front of the house. The shop is a 40 by 40, insulated with a tube heater, has an office area and a half bath, shelving, and wired for a 220: concrete flooring and roll-up doors. There is a lean-to off the side for extra storage. House has a nice porch and a concrete walkway up to it; as you enter into this home, you will see concrete flooring, a gorgeous fireplace with a woodburning insert, vaulted ceilings, open to a lovely dining area with a large bar! Off one side, you have a master suite with a large walk-in closet and a large master bathroom with a soaking tub and a tiled walk-in shower. You will have three bedrooms and another bathroom down the hall off the other side of the house. You have a room off the living room that is another bedroom or could be an office. Then you have the laundry with a pantry off the kitchen. There is a door leading out it to the back deck as well. Off the dining room, you also have doors leading out back to a back porch with a patio area plumbed for gas, water, and electricity just waiting to install your new outdoor kitchen! **This home was built by the seller in 2012 and has a metal roof, concrete board for siding, gutters, stone countertops, Next (FIBER Internet), NAEC Electric, and a Well for water! So this home is turn-key and ready to move into! With five bedrooms, two full baths, a large living room, laundry room, dining room, and that nice open kitchen with a eat at bar, two porches, and views from every room overlooking your ranch! Out on the main road you have a smaller, one bedroom, one bath new tiny home with a shop beside it. There is a mobile across the gravel road and about 3/4 of an acre; the mobile may go with the purchase or be moved.** The water from the smaller house runs under the road to the mobile, so water is on the other side. It could make a good house place for someone. This property showcases a property and would make someone a great farm!

Located just west of Evening Shade, Arkansas, just about 1.5 miles down gravel from the Ash Flat area, only 13 miles to Ash Flat (where you have medical, Walmart, groceries, restaurants, car dealerships, and farm supplies), 16 miles to Melbourne, 35 miles to Batesville and about 55 miles to Mountain Home! Not far from Strawberry River, White River, Norfork River, Norfork Lake, Crown Lake, Blanchard Springs, and so much more! This would make a great place for someone, and we would love to show you around. Give us a call! Listed with Mossy Oak Properties Selling Arkansas 870-495-2123. **Listing agent Pamela Welch, 870-897-0700.** Equal Housing Opportunity. Call us today to set up a time to view this property. www.WeSellArkansas.com



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LISTING REPRESENTATIVE

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NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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Mossy Oak Properties Selling Arkansas

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