

20 +/- Acres, Pasture, Pond, Creek, 2020 Mobile Home,
Sidney, Arkansas
520 Needmore Rd
Sidney, AR 72532

\$149,900
20± Acres
Sharp County



**20 +/- Acres, Pasture, Pond, Creek, 2020 Mobile Home, Sidney, Arkansas
Sidney, AR / Sharp County**

SUMMARY

Address

520 Needmore Rd

City, State Zip

Sidney, AR 72532

County

Sharp County

Type

Residential Property

Latitude / Longitude

36.040538 / -91.677704

Dwelling Square Feet

840

Bedrooms / Bathrooms

3 / 2

Acreage

20

Price

\$149,900

Property Website

<https://www.mossoakproperties.com/property/20-acres-pasture-pond-creek-2020-mobile-home-sidney-arkansas/sharp/arkansas/101219/>



20 +/- Acres, Pasture, Pond, Creek, 2020 Mobile Home, Sidney, Arkansas Sidney, AR / Sharp County

PROPERTY DESCRIPTION

20 +/- Acres | Mobile Home, Pond, Pasture & Hunting in Sharp County, AR

If you've been searching for a **versatile 20 +/- acre property in North Arkansas**, this one checks all the boxes. Located at **520 Needmore Road in Sidney, Arkansas**, this property offers the perfect blend of **pasture, water, and hunting opportunities**.

The property features a **2020 mobile home** with approximately **840 sq ft**, offering **3 bedrooms and 2 bathrooms**, making it ideal for a full-time residence, weekend getaway, or hunting cabin.

The land is **fenced and cross-fenced**, providing a great setup for **livestock, including cows, horses, or other animals**. Surrounded by open pasture, this property is ready for agricultural use while still offering plenty of recreational value.

A **stocked pond** and a **creek running through the property** provide reliable water sources for both livestock and wildlife. The property is known for holding **whitetail deer and eastern wild turkey**, making it an excellent **hunting property** as well.

Additional features include:

- **County water**
- **North Arkansas Electric**
- **NEXT fiber internet**
- Storage buildings for equipment and tools

Whether you're looking for a **small farm, hunting retreat, or peaceful country home**, this property offers a rare combination of usability and recreation.

Please enjoy our Drone Footage and Walk Through Video!!

Listed with Mossy Oak Properties Selling Arkansas

Office: [870-495-2123](tel:870-495-2123)

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.

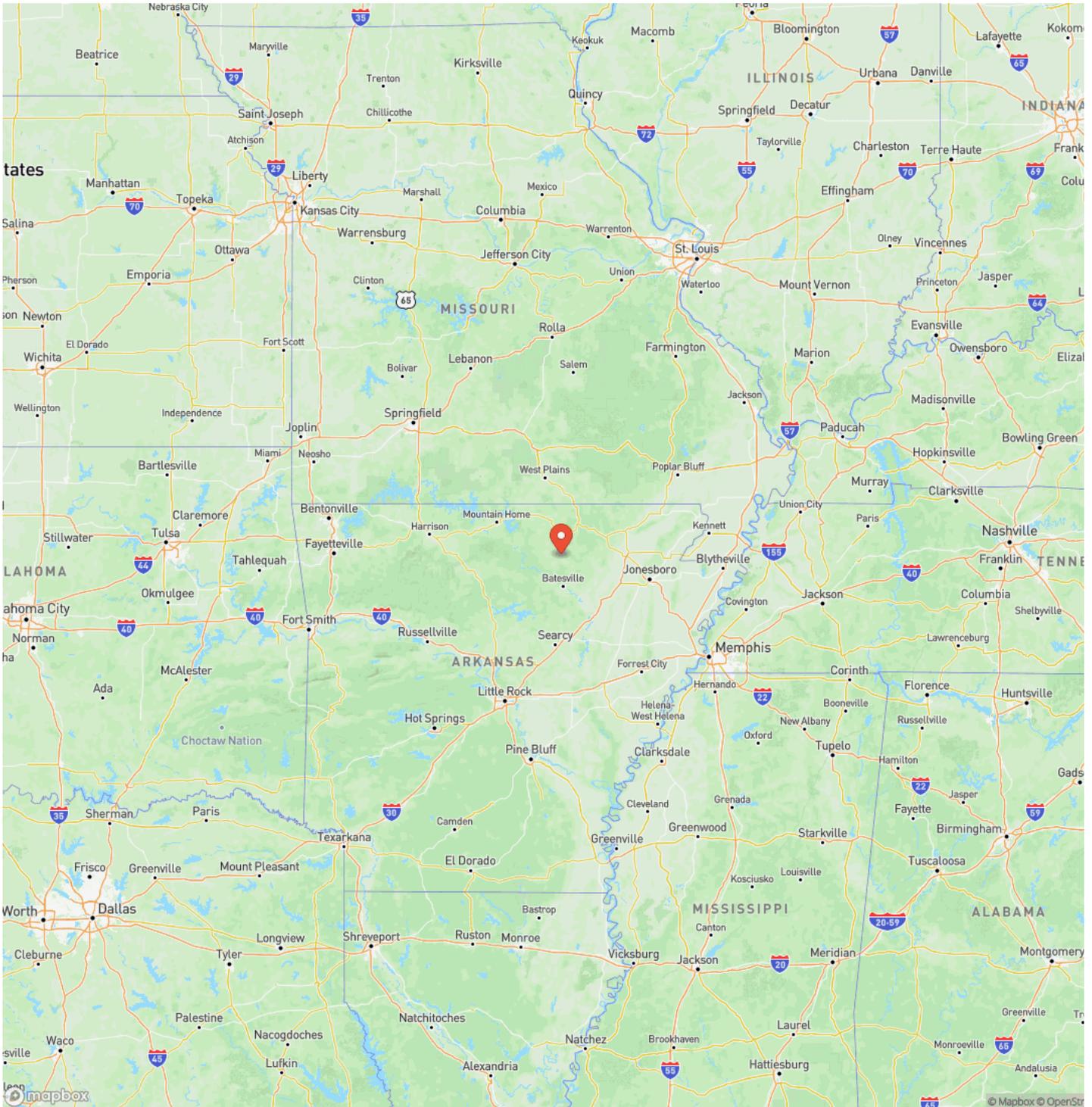
With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.



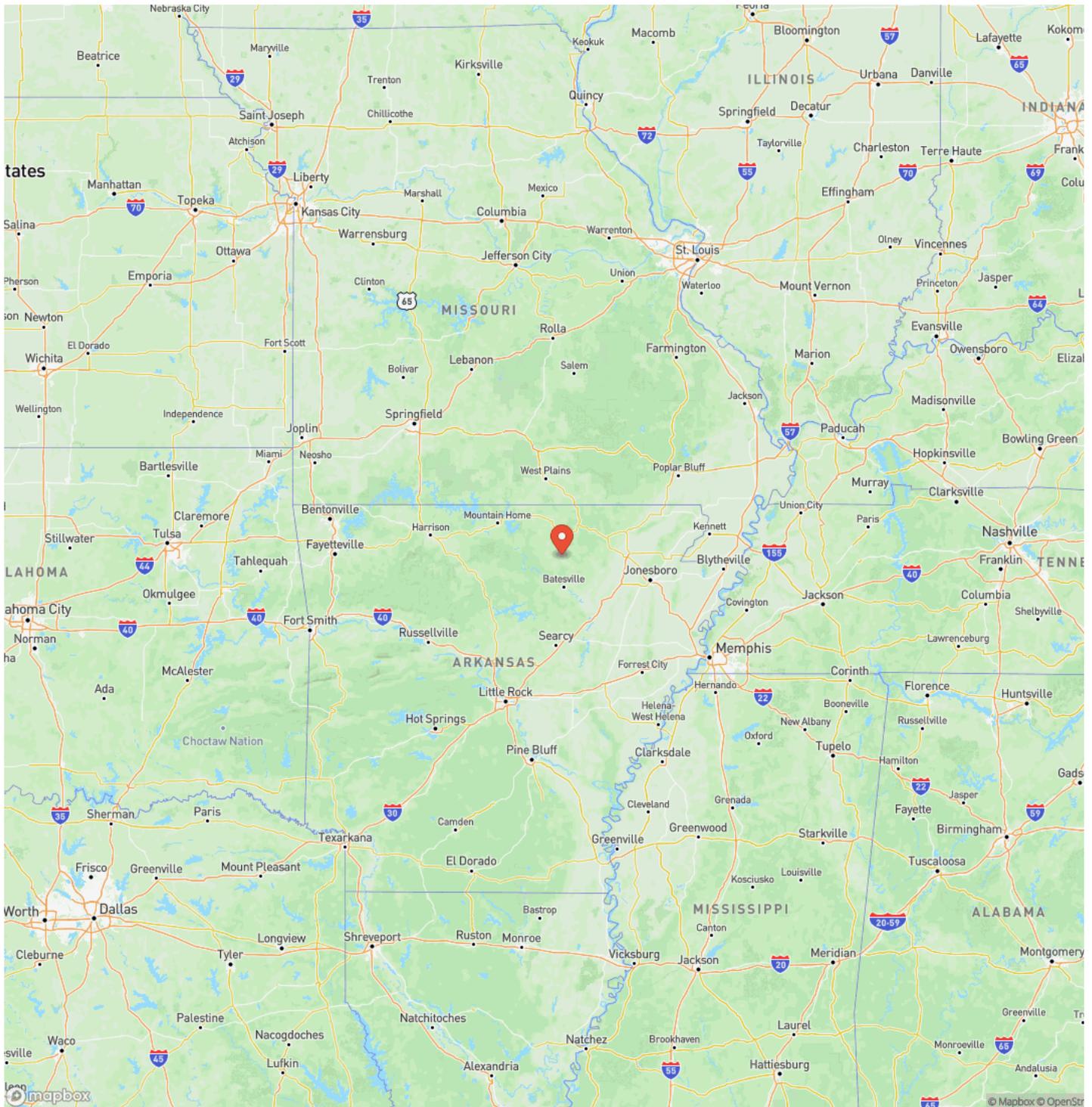
20 +/- Acres, Pasture, Pond, Creek, 2020 Mobile Home, Sidney, Arkansas
Sidney, AR / Sharp County



Locator Map

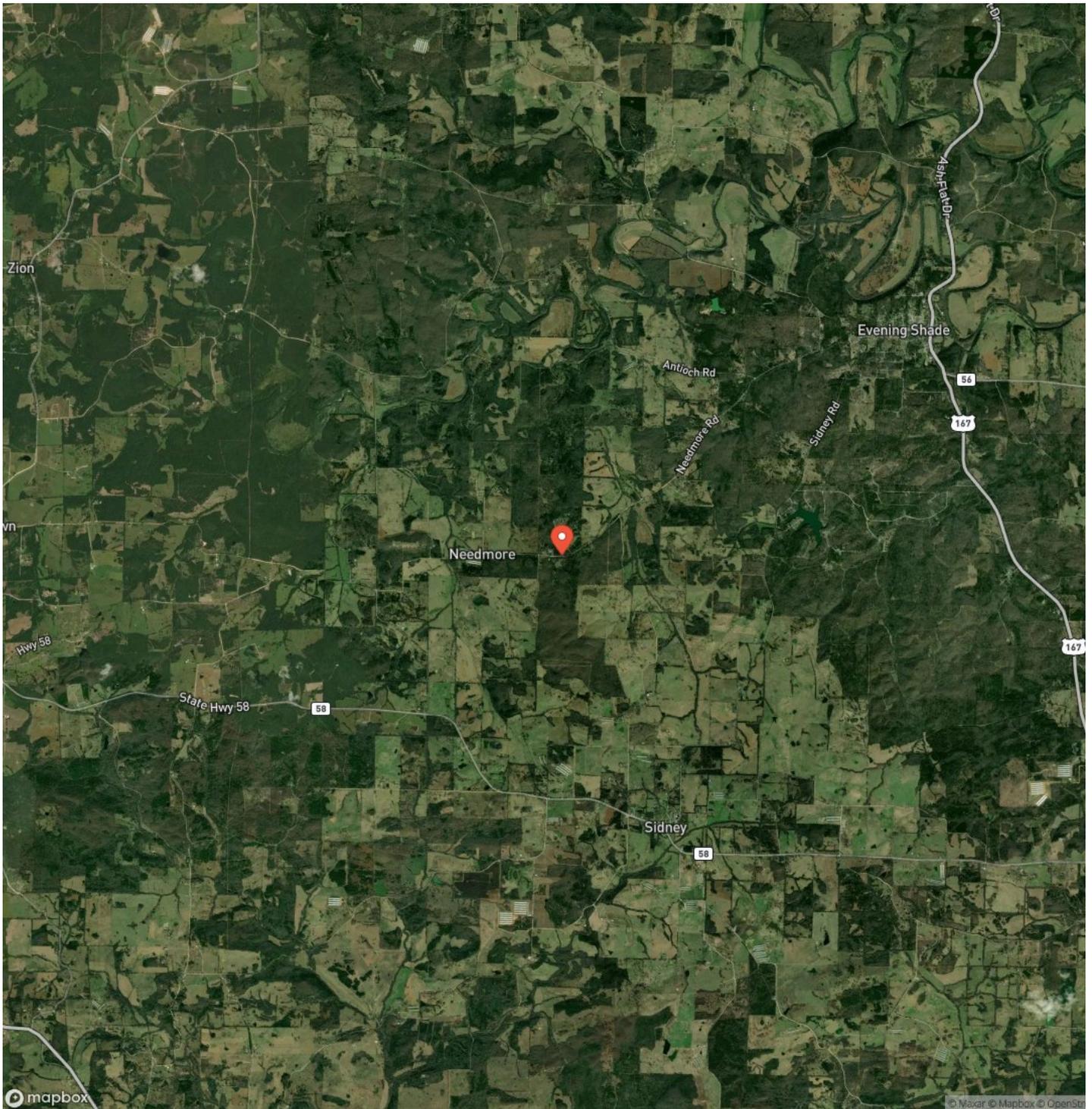


Locator Map



20 +/- Acres, Pasture, Pond, Creek, 2020 Mobile Home, Sidney, Arkansas
Sidney, AR / Sharp County

Satellite Map



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, but 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 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

8111 N St Louis St
Cave City, AR 72521
(870) 495-2123
wesellarkansas.com

