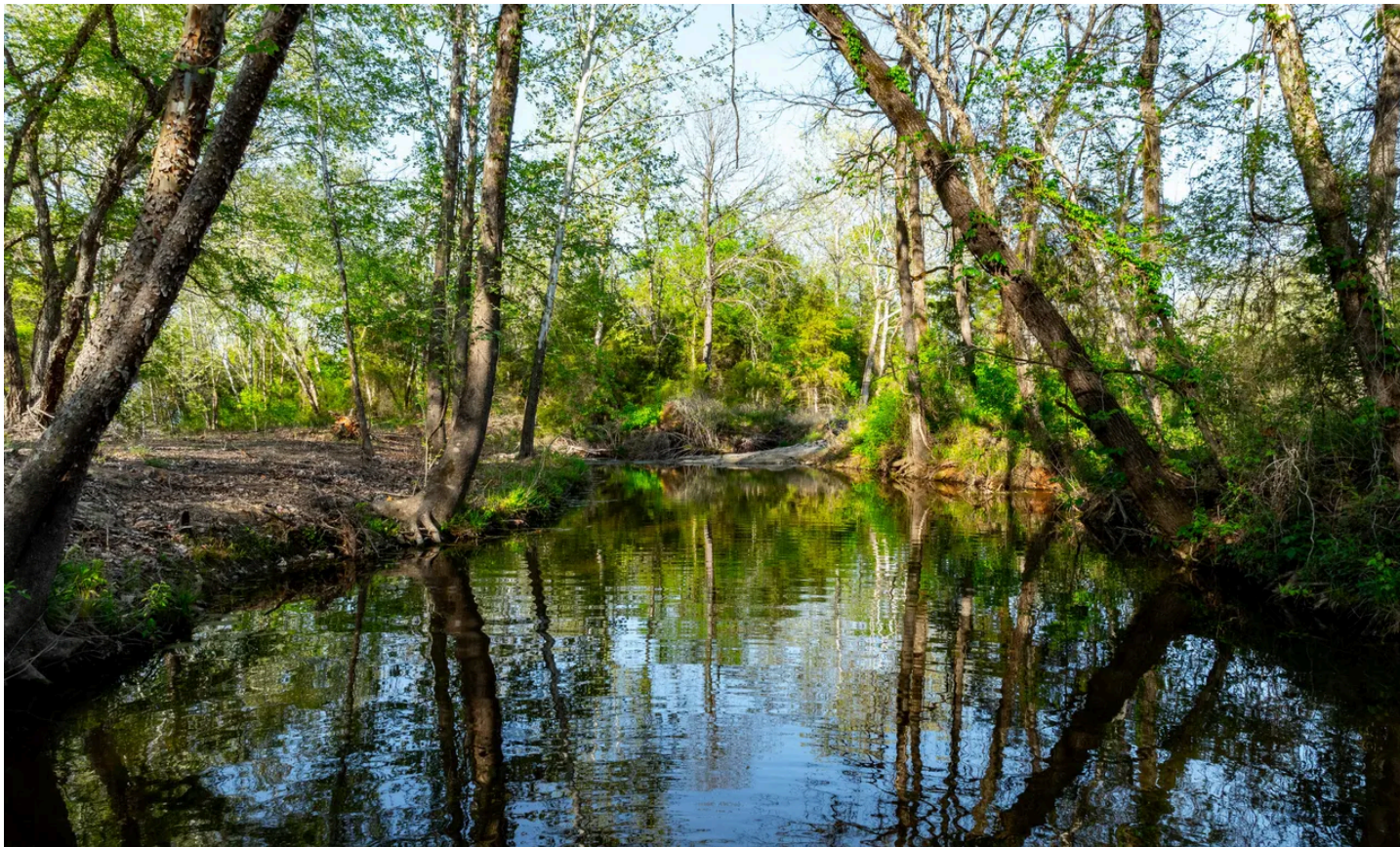


97 +/- Acres, Year Round Creek, Pasture, Woods,
Electric, Water, Paved Road Frontage, Evening Shade,
Arkansas
AR-56
Evening Shade, AR 72532

\$474,500
97± Acres
Sharp County



**97 +/- Acres, Year Round Creek, Pasture, Woods, Electric, Water, 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

36.072282 / -91.614674

Taxes (Annually)

115

Dwelling Square Feet

0

Acreage

97

Price

\$474,500

Property Website

<https://www.mossyoakproperties.com/property/97-acres-year-round-creek-pasture-woods-electric-water-paved-road-frontage-evening-shade-arkansas-sharp-arkansas/55003/>



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

PROPERTY DESCRIPTION

Whaley Creek Paradise – 97 +/- Acres with Water, Wildlife & Dream Homesites

Located just 3.5 miles from Evening Shade, AR | Sharp County

Agent Owned – Pamela Welch, [870-897-0700](tel:870-897-0700)

Discover a one-of-a-kind opportunity to own 97± acres of pure Ozark beauty. This incredible property offers a seamless blend of natural charm, recreational use, and ready-to-go infrastructure. With **electric being NAEC, NEXT - Fiber internet and county water access already in place (water meter is already there and on)**, you're one step closer to building your dream home or developing a recreational retreat.

Year-Round Creek Frontage

Enjoy **½ mile of Whaley Creek frontage**, a wide, scenic, year-round creek that features a well-built **concrete crossing** and a **sandy beach area**—perfect for fishing, wading, or simply relaxing with the family. This natural water feature adds incredible character and value to the land.

Land Features & Improvements

- **Several food plots**, currently planted in **soybeans and corn**, ideal for attracting **deer and turkey**
 - **½ mile of Highway 56 paved road frontage** for easy access
 - **Fenced on three sides** for security and livestock readiness
 - Multiple **trails throughout** for **ATV rides, horseback riding**, or hiking
 - Rich, **fertile soil with minimal rock**—rare for the Ozarks!
-

Turnkey Hunting Setup

- Includes **large deer stand** and **multiple additional stands** that convey
 - **Storage container** and **portable carport** included for your gear and equipment
 - Excellent habitat for wildlife with mix of pasture, woods, and water
-

Build Your Ozark Dream Home

This land features **numerous ideal building sites**, making it perfect for a private estate, cabin getaway, or even a multi-home development. With open pastures, wooded sections, and water frontage, it offers unmatched versatility for personal use or future investment.

Whether you're looking to raise livestock, create a self-sustaining homestead, or simply enjoy the outdoor lifestyle, this property provides the space and resources to make it happen.

Location

- Just **3.5 miles from Evening Shade, AR**
 - Only **minutes from the Strawberry River**
 - Peaceful rural setting with **quick access to local amenities**
-

Flexible Purchase Option

The property **can be divided into two separate parcels**, with **adjusted pricing available** for buyers seeking a smaller tract.

Contact Your Local Land Specialists Today

Proudly listed by **Mossy Oak Properties Selling Arkansas** – Office: [870-495-2123](tel:870-495-2123)

Pamela Welch (Owner/Agent): [870-897-0700](tel:870-897-0700)

Brayden Welch: [870-217-6727](tel:870-217-6727)

Equal Housing Opportunity. This property is AGENT OWNED.



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



**97 +/- Acres, Year Round Creek, Pasture, Woods, Electric, Water, 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

NOTES

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.

MORE INFO ONLINE:

wesellarkansas.com

[illegible]

wesellarkansas.com

DISCLAIMERS

Agent Owned Property

Mossy Oak Properties Selling Arkansas

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Cave City, AR 72521
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wesellarkansas.com

