

92+/- Acres, Pasture & Mature Timber, Creek, Ash Flat,
Sharp Co, AR
Shiloh Rd
Ash Flat, AR 72521

\$276,000
92± Acres
Sharp County



92+/- Acres, Pasture & Mature Timber, Creek, Ash Flat, Sharp Co, AR
Ash Flat, AR / Sharp County

SUMMARY

Address

Shiloh Rd

City, State Zip

Ash Flat, AR 72521

County

Sharp County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Farms

Latitude / Longitude

36.1734561 / -91.5422438

Taxes (Annually)

96

HOA (Annually)

20

Acreage

92

Price

\$276,000

Property Website

<https://www.mossyoakproperties.com/property/92-acres-pasture-mature-timber-creek-ash-flat-sharp-co-ar-sharp-arkansas/28474/>



92+/- Acres, Pasture & Mature Timber, Creek, Ash Flat, Sharp Co, AR
Ash Flat, AR / Sharp County

PROPERTY DESCRIPTION

This 92 +/- acres is located just outside of Ash Flat, AR in Sharp County off highway 354. This property is a mixture of pasture and mature woods. When you enter the property there is a camp site and several deer stands. There is Little Creek (a large year round creek) and another small one that runs through the property for a water source and a pond for another! This property holds a ton of wildlife. This property has 2 sides that have been dozed around fence for a fire break. This is all fenced so if you're a farmer and need some more grazing pasture, this could be the one. This farm has been in one family for generations and never been offered up to the public. There legal easement recorded to get into this property. If your interested in viewing this land, please call us today to set up a time. Listed with Mossy Oak Properties Strawberry River & Home [870-495-2123](tel: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



92+/- Acres, Pasture & Mature Timber, Creek, Ash Flat, Sharp Co, AR
Ash Flat, AR / Sharp County



**92+/- Acres, Pasture & Mature Timber, Creek, Ash Flat, Sharp Co, AR
Ash Flat, 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

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.

Mossy Oak Properties Strawberry River Land and Homes

520 N Main
Cave City, AR 72521
(870) 495-2123
MossyOakProperties.com

