

**160+/- acres in Sharp County**  
**Powells Chapel Rd**  
**Evening Shade, AR 72532**

**\$299,000**  
**160± Acres**  
**Sharp County**





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**Evening Shade, AR / Sharp County**

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**SUMMARY**

**Address**

Powells Chapel Rd

**City, State Zip**

Evening Shade, AR 72532

**County**

Sharp County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

36.0402559 / -91.5219236

**Taxes (Annually)**

184

**Acreage**

160

**Price**

\$299,000

**Property Website**

<https://arkansaslandforsale.com/property/160-acres-in-sharp-county-sharp-arkansas/35230/>



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**PROPERTY DESCRIPTION**

This beautiful 160+/- acre tract is located in between Evening Shade and Poughkeepsie just off of highway 56. Whether you are looking for a weekend getaway, or a permanent residence this is the place for you. The property has over half a mile of county road frontage as well as electricity and two wells for your source of water. Consisting of mainly young hardwood timber, some pine, and a few Cedar trees the habitat on the property is very diverse. This parcel also contains two ponds, one of them being right by the old home place on the property. You will find Deer, Turkey, and small game animals on the property. Only 14 miles from Cave City and 28 miles to Batesville, you are just close enough to town but also far enough to have that quiet country feel. For more information or any questions about the property please contact listing agent Dustin Reid at [870-917-4054](tel:870-917-4054).





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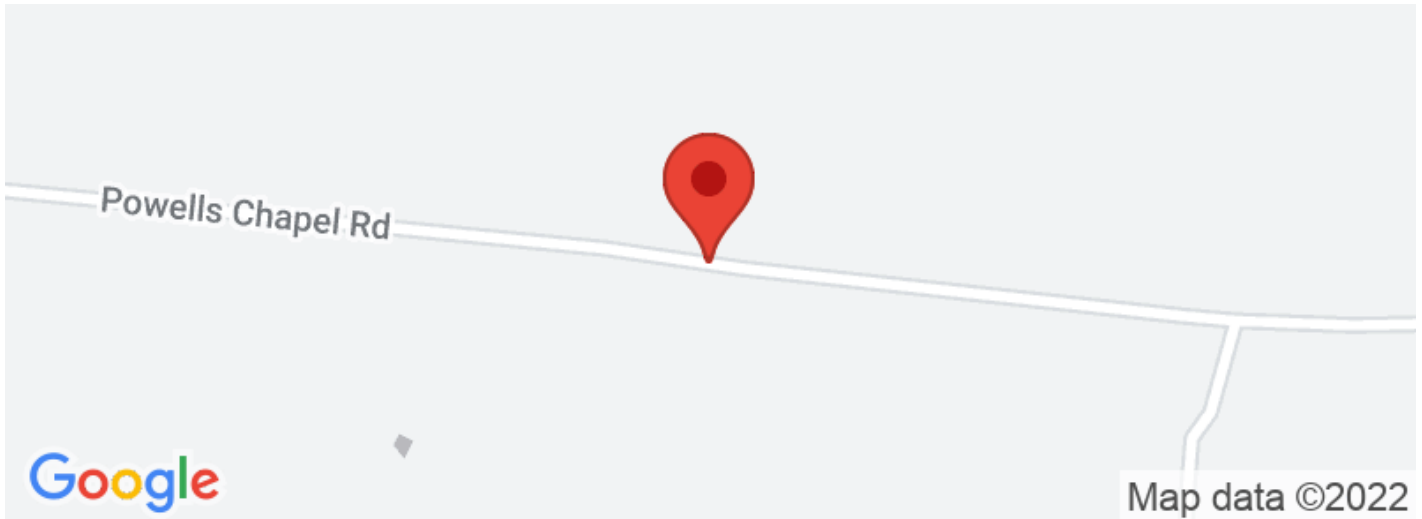
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## Locator Maps

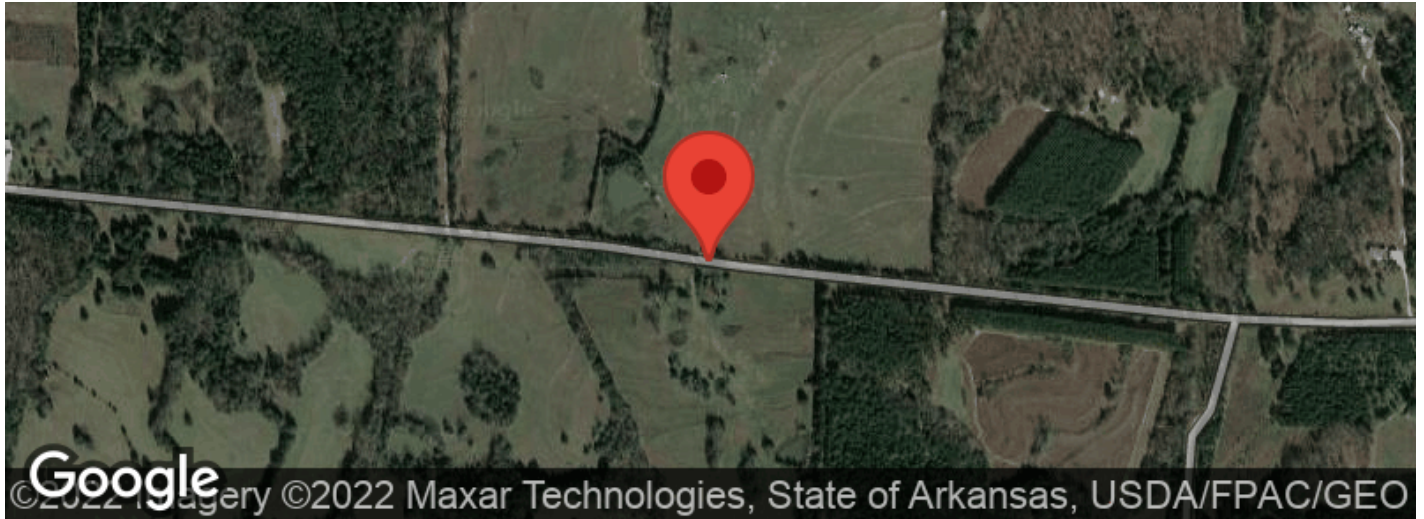




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## Aerial Maps



160+/- acres in Sharp County  
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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Dustin Reid

### Mobile

(870) 917-4054

### Office

(501) 604-4565

### Email

dreid@mossyoakproperties.com

### Address

2024 North Main Street

### City / State / Zip

N Little Rock, AR 72114

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## NOTES

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**MORE INFO ONLINE:**

**ArkansasLandForSale.com**

## NOTES

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## **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.



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**Mossy Oak Properties Delta Land Management Co. LLC**  
2024 North Main Street  
North Little Rock, AR 72114  
(501) 604-4565  
[ArkansasLandForSale.com](http://ArkansasLandForSale.com)

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