

**Powells Chapel 89**  
000 Powells Chapel Rd.  
Evening Shade, AR 72532

**\$178,380**  
89.190± Acres  
Sharp County





**Powells Chapel 89**  
**Evening Shade, AR / Sharp County**

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**SUMMARY**

**Address**

000 Powells Chapel Rd.

**City, State Zip**

Evening Shade, AR 72532

**County**

Sharp County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

36.0451 / -91.5462

**Acreage**

89.190

**Price**

\$178,380

**Property Website**

<https://habitatlandcompany.com/property/powells-chapel-89-sharp-arkansas/30398>



## **PROPERTY DESCRIPTION**

89 acres +/- located north of Cave City in Sharp County, Arkansas. Powells Chapel road runs down the northwestern portion of the property before turning east...dividing the property in half (north & south). A portion of the timber was recently harvested and the property has been survey with lines marked. Majority of the timber located on the north side of the road was left untouched with what was south of the county road being what was harvested. The combination of the timber stand remaining along with a good balance of topography, this tract offers a great mix of diversity that many land buyers search for. In addition, Whitlock Branch (wet weather creek) runs through the southern portion of the property. Power & water is available and with the access to utilities there is several potential locations for one to build, if desired. This piece of ground would be a good future homestead for someone or a great hunting tract with a blank canvas on the south for someone to bring a dozer in to create a layout best suitable for their hunting desires. During my site visit I watched a buck you see included in the pictures. Give us a call for more information regarding this Sharp County tract.



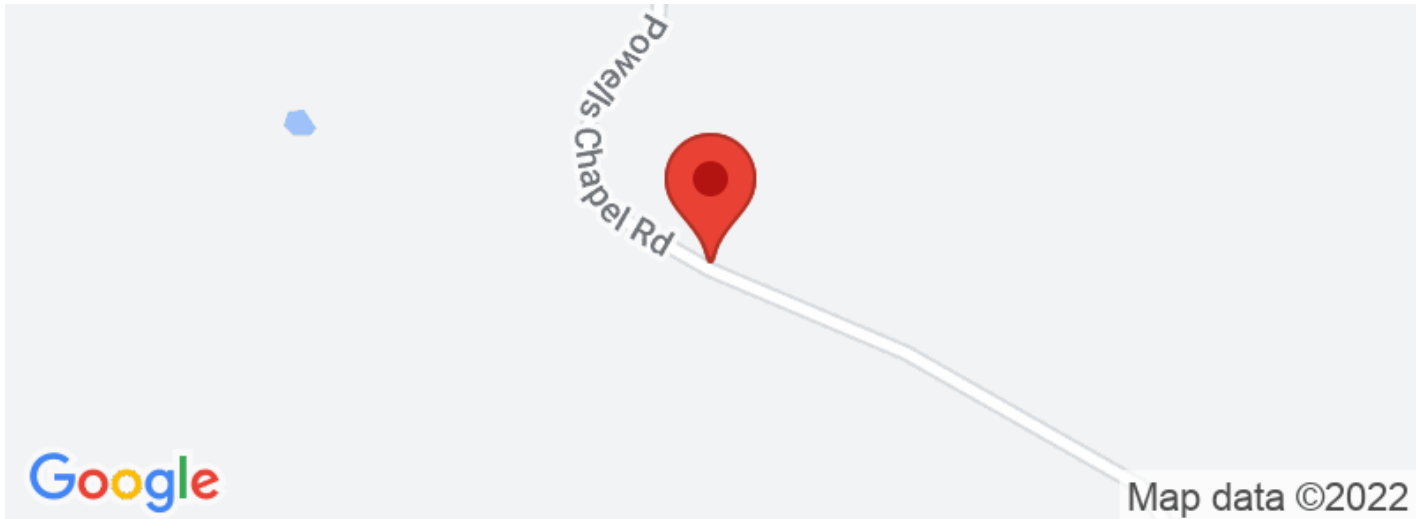
**Powells Chapel 89**  
**Evening Shade, AR / Sharp County**

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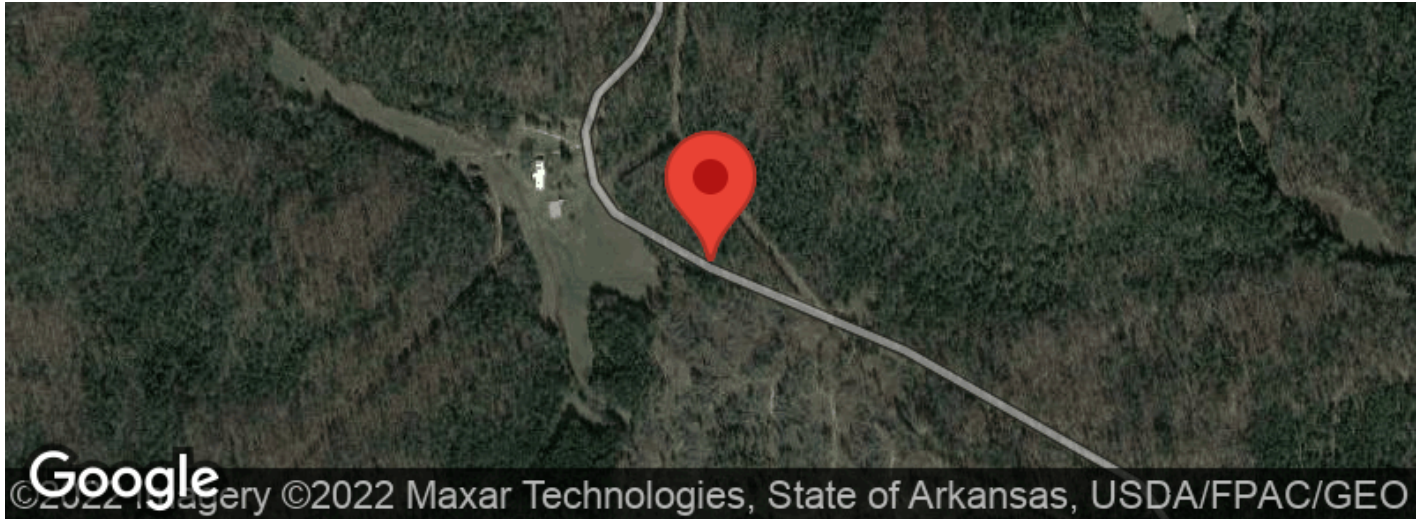




## Locator Maps



## Aerial Maps



## LISTING REPRESENTATIVE

For more information contact:



### Representative

Will Hardin

### Mobile

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### Email

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### Address

118 Meadowview Circle

### City / State / Zip

Judsonia, AR 72081

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## NOTES

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## NOTES

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, 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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