

**Modern 3BD/2BA Farmhouse w/ Vista Pasture &
Mountain Views 1.97 +/- acre | Shirley, AR close to Lake
& River | Van Buren County**
13337 Highway 16 East
Shirley, AR 72153

\$255,000
1.97± Acres
Van Buren County



**Modern 3BD/2BA Farmhouse w/ Vista Pasture & Mountain Views 1.97 +/- acre | Shirley, AR close to Lake & River |
Van Buren County
Shirley, AR / Van Buren County**

SUMMARY

Address

13337 Highway 16 East

City, State Zip

Shirley, AR 72153

County

Van Buren County

Type

Residential Property

Latitude / Longitude

35.627756 / -92.282606

Taxes (Annually)

\$1,027

Dwelling Square Feet

1,420

Bedrooms / Bathrooms

3 / 2

Acreage

1.97

Price

\$255,000

Property Website

<https://www.mossyoakproperties.com/property/modern-3bd-2ba-farmhouse-w-vista-pasture-mountain-views-1-97-acre-shirley-ar-close-to-lake-river-van-buren-county-van-buren-arkansas/112244/>



Modern 3BD/2BA Farmhouse w/ Vista Pasture & Mountain Views 1.97 +/- acre | Shirley, AR close to Lake & River | Van Buren County
Shirley, AR / Van Buren County

PROPERTY DESCRIPTION

Beautifully Remodeled Modern Farmhouse on 1.97 +/- Surveyed Acres | No Restrictions | Mountain Views

Welcome home to this beautifully remodeled **3-bedroom, 2-bath modern farmhouse** nestled on **1.97 +/- surveyed acres** in the heart of the **Ozarks**. Completely renovated in **2020**, this move-in-ready home combines modern finishes with timeless country charm, all while offering breathtaking mountain and pasture views, gorgeous sunsets, and peaceful country living.

Inside, you'll find a spacious **open-concept floor plan** designed for gathering with family and friends. The oversized living room flows seamlessly into the dining area and stunning kitchen, highlighted by a beautiful exposed beam that defines the space while maintaining the open feel. The kitchen features abundant cabinetry, a large **butcher block island**, ample counter space, and room to entertain with ease.

Luxury vinyl plank flooring runs throughout the main living areas, while the bathrooms and laundry room feature durable tile flooring. Both bathrooms include beautifully tiled tub/shower combinations and attractive furniture-style vanities with plenty of drawer storage. The primary suite offers the convenience of **two separate closets**, while additional hallway storage provides even more space to stay organized.

Step outside and you'll quickly understand what makes this property special. Relax on the welcoming front porch or unwind on the **covered back deck**, where you'll enjoy spectacular panoramic views of rolling pastures and distant mountains. Whether you're watching the sunrise with a cup of coffee or taking in the colorful evening sunsets, the scenery is simply unforgettable.

The nearly two-acre level property is dotted with mature shade trees, including an impressive, majestic oak tree that serves as the centerpiece of the backyard. Fruit trees-including **apple, peach, and cherry**-along with a beautiful **red maple**, add beauty and seasonal enjoyment to the landscape.

With **no restrictions**, this property offers endless possibilities. The level acreage is ideal for gardening, raising a few animals, building a shop, adding RV sites, or simply enjoying wide-open space. Additional features include a **tankless water heater**, a **one-car carport**, and plenty of room for future improvements.

Conveniently located near Greers Ferry Lake while offering the privacy and freedom of country living, this property is perfect as a full-time residence, weekend retreat, or investment opportunity. Seller to pay \$5k towards buyer's closing costs with an acceptable offer.

Property Highlights

- 3 bedrooms, 2 bathrooms
- Completely remodeled in 2020
- 1.97 +/- surveyed acres
- No restrictions
- Open-concept floor plan
- Large kitchen with butcher block island
- Luxury vinyl plank flooring
- Tile flooring in bathrooms and laundry
- Tiled tub/shower combinations
- Furniture-style bathroom vanities
- Primary suite with two closets
- Hallway storage
- Covered back deck and front porch
- Stunning mountain, pasture, sunrise, and sunset views
- Mature oak trees, apple, peach, cherry, and red maple trees
- Tankless water heater
- One-car carport
- Level acreage with room for livestock, gardening, shop, or RV sites

This property offers the perfect blend of modern comfort, unrestricted country living, and unforgettable Ozark views. Schedule your private showing today! **Agent owned home.**

Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123) .

Call or text **Listing Agent/Owner of the home, Krystn Bourgeois**, [501-270-5276](tel:501-270-5276) for a tour or more information.

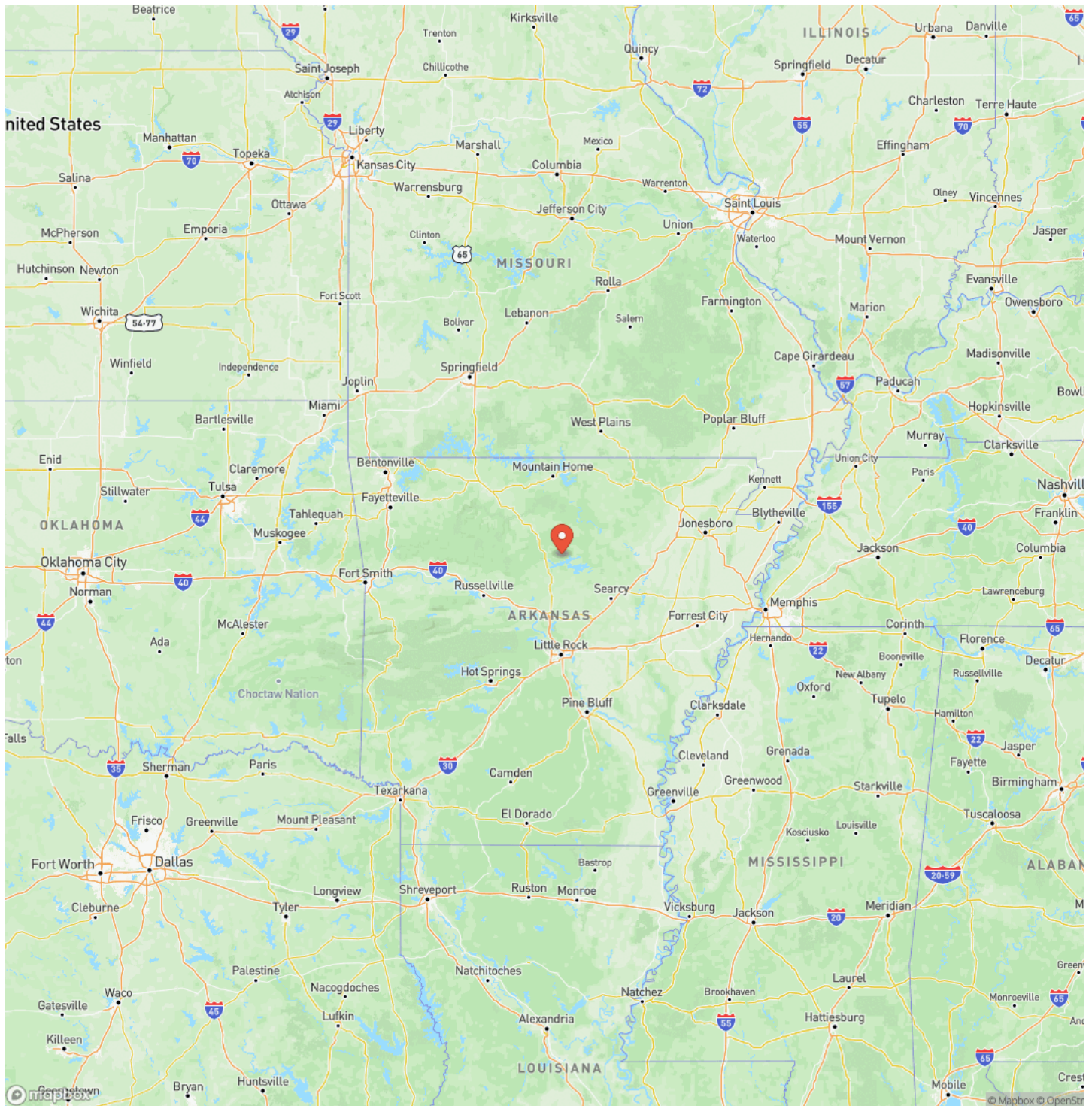
Equal Housing Opportunity. www.WeSellArkansas.com.



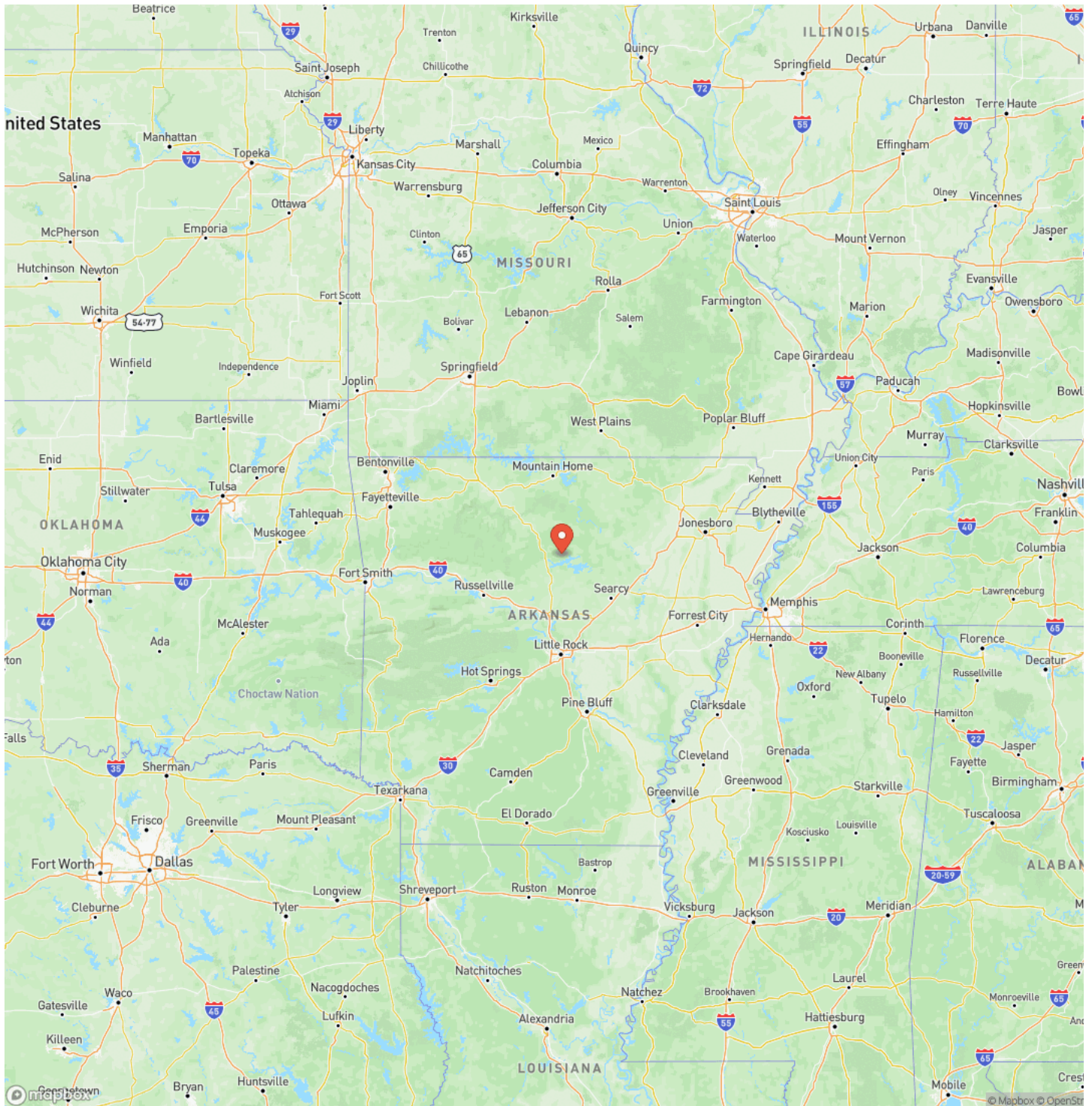
Modern 3BD/2BA Farmhouse w/ Vista Pasture & Mountain Views 1.97 +/- acre | Shirley, AR close to Lake & River |
Van Buren County
Shirley, AR / Van Buren County



Locator Map

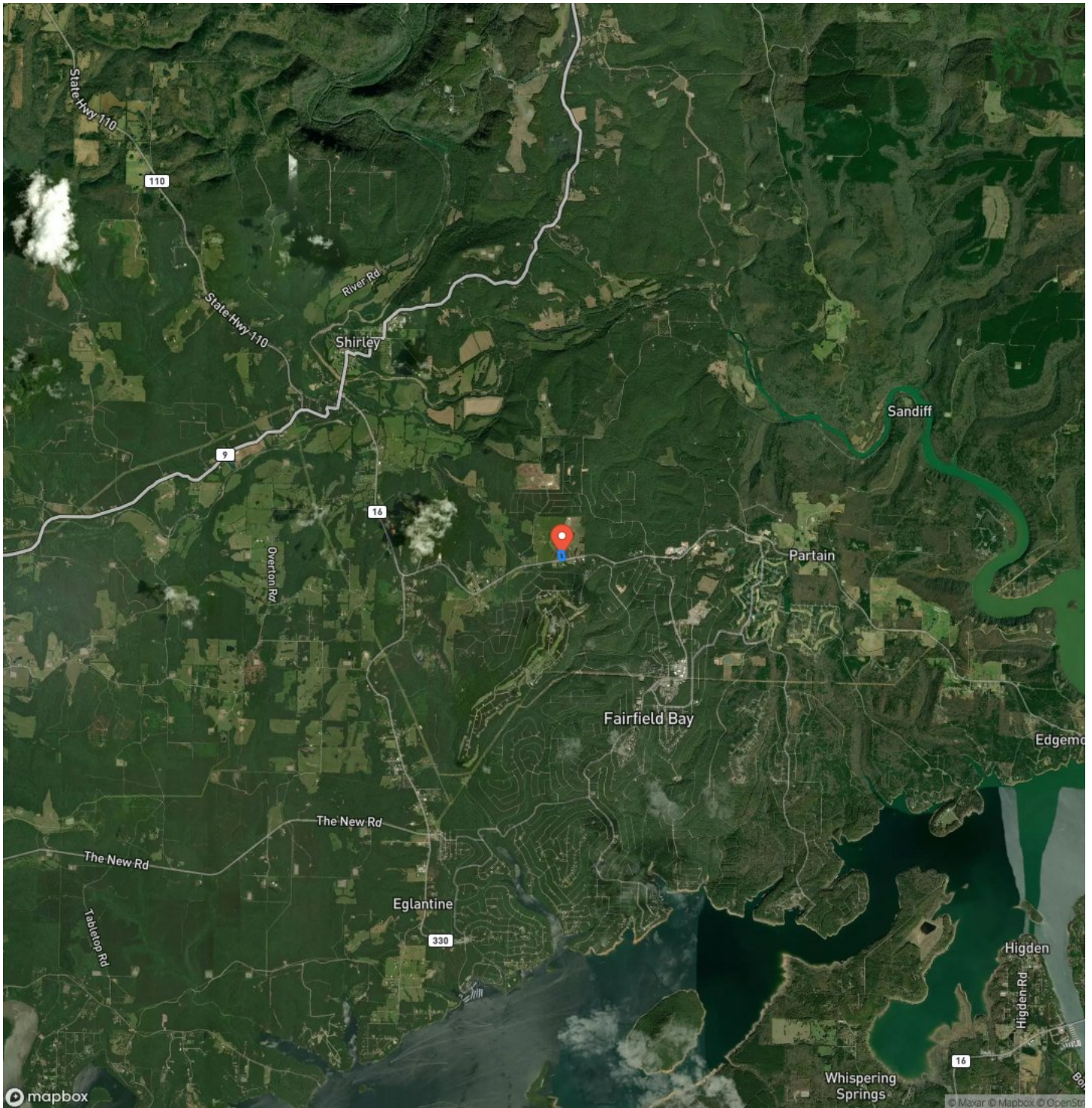


Locator Map



Modern 3BD/2BA Farmhouse w/ Vista Pasture & Mountain Views 1.97 +/- acre | Shirley, AR close to Lake & River |
Van Buren County
Shirley, AR / Van Buren County

Satellite Map



Modern 3BD/2BA Farmhouse w/ Vista Pasture & Mountain Views 1.97 +/- acre | Shirley, AR close to Lake & River | Van Buren County
Shirley, AR / Van Buren County

LISTING REPRESENTATIVE

For more information contact:



Representative

Krystn Bourgeois

Mobile

(501) 270-5276

Email

krystn@mossyoakproperties.com

Address

8111 N St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

[illegible]

MORE INFO ONLINE:

<https://wesellarkansas.com/>

This image shows a single 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:
<https://wesellarkansas.com/>

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

<https://wesellarkansas.com/>

