

3968 Highway 167

, Ar 72513



List Price: \$255,000

MLS#: 1334869

Beds: 0

Garage: 0

Type: Land

County: Sharp

School: Highland

Description

45.7± acres south of Ash Flat with approx. 350' of highway frontage. A winding drive through an arched entryway leads to a hilltop homesite with valley views. Two concrete pads in place—42' x 40' for a home, 36' x 40' for a shop—with utilities including city water, NAEC electricity, NEXT Fiber internet, and septic. Rolling topography with open ground, marketable hardwood timber, and trails throughout. Surface water includes a small pond and seasonal creek, with potential for an additional pond in the valley. Abundant wildlife: deer, turkey, and small game—live on the front and hunt on the back. Ideal for a private residence, recreational retreat, hunting property, or small farm. Convenient location ½ mile south of Ash Flat city limits while offering privacy and Ozark seclusion. No restrictions.

Property Details

Lot Size	45.70 Acres
Fencing	Partial,Wire
Listed By	Midwest Land Group, LLC