

30+/- Acres with Custom Home, Pasture & Hunting - Just
3.5 Miles from Cave City, Arkansas, Sharp County
106 W PROSPERITY RD
Poughkeepsie, AR 72569

\$374,500
30± Acres
Sharp County



**30+/- Acres with Custom Home, Pasture & Hunting – Just 3.5 Miles from Cave City, Arkansas, Sharp County
Poughkeepsie, AR / Sharp County**

SUMMARY

Address

106 W PROSPERITY RD

City, State Zip

Poughkeepsie, AR 72569

County

Sharp County

Type

Recreational Land, Residential Property

Latitude / Longitude

35.980426 / -91.491941

Dwelling Square Feet

1,368

Bedrooms / Bathrooms

2 / 2

Acreage

30

Price

\$374,500

Property Website

www.mossyoakproperties.com



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PROPERTY DESCRIPTION

Custom Home on 30 +/- Acres - Exceptional Hunting Only 3.5 +/- Miles from Hwy 167 in Cave City!

If you're looking for a **beautiful custom home, privacy, acreage and exceptional hunting**, this property brings it all together. Physically located in **Poughkeepsie, Arkansas**, this country property is only approximately **3.5 +/- miles from Highway 167 in Cave City**, giving you the peaceful setting of living in the country without being far from town.

Travel down Highway 115, turn onto **W Prosperity Road**, and in less than half a mile you'll turn left into a beautiful private driveway lined with mature trees. Tucked back at the end of the drive sits this charming **2-bedroom, 2-bath custom home on 30 +/- acres**, surrounded by pasture, mature timber and abundant wildlife.

The home offers approximately **1,944 +/- square feet under roof with 1,368 +/- square feet heated and cooled** and was designed for **low-maintenance country living**, featuring metal siding and a metal roof.

From the moment you open the front door, you'll see what makes this home so special. The living room features **beautiful vaulted tongue-and-groove wood ceilings**, concrete flooring and a wood-burning fireplace that gives the home a warm, inviting feel. Custom touches continue throughout with barnwood-style doors and **custom-tiled walk-in showers**. Bluetooth speakers are located throughout the home and extend onto the porch areas, making it just as enjoyable outside as it is inside.

The **large laundry room** provides even more functionality with **custom-built shelving along the back wall**, creating pantry space along with plenty of additional built-in storage.

But what makes this property stand out is how beautifully the **home and the land work together**.

Step onto the back porch and you're looking across your own pasture and countryside. Imagine starting your morning with a cup of coffee while **watching whitetail deer roam through the backyard or turkeys strut across the pasture behind the house**. In the evening, settle back onto the porch and watch the wildlife begin moving again. Here, enjoying the outdoors isn't something you have to drive somewhere to do-**it's right outside your back door**.

The sellers report that the **hunting on this property has been phenomenal**. The 30 +/- acres offer a great mixture of open ground, rolling hilltops, mature white oaks, mixed hardwood timber, wooded cover and trails, providing **multiple areas to hunt and enjoy the land**.

A **deer stand overlooking a clearing will remain with the property**, giving the new owner an established hunting location. The sellers also have **feeders positioned on the property and are capturing wildlife on trail cameras**, and additional trail-camera photos will be added to the marketing as they become available.

Turkey hunters will appreciate the property as well. According to the sellers, **mature tom turkeys roost in the trees on the property**, and turkeys can be seen strutting in the pasture behind the home. Whether you're heading to the stand before daylight, walking the trails, or simply watching wildlife from your porch, this is a property where the land can be enjoyed every day-not just during hunting season.

The acreage also gives you options beyond hunting. The pasture provides room for **a few cattle or horses**, while the wooded acreage and trails are great for ATV riding, hiking and exploring. An **older barn** is located on the property with a nearby water spigot and what appears to be existing electrical service, offering possibilities for livestock, equipment, storage or future improvements.

This isn't simply a house with acreage. It's a **country home where the house, pasture, timber, hunting and wildlife all come together**. Whether you're looking for a small cattle or horse property, a hunting retreat, a hobby farm, or simply a private place to call home, these **30 +/- acres offer the opportunity to live the country lifestyle while remaining just minutes from Cave City**.

Utilities include **NAEC electric, NEXT internet and Grange Calamine water**.

[Ride With Us!](#)

30 +/- Acres | 2 Bedrooms | 2 Bathrooms | 1,368 +/- H/C Sq Ft | 1,944 +/- Sq Ft Under Roof | Custom Home | Pasture | Mature Timber | Trails | Barn | Deer & Turkey Hunting | Deer Stand | Feeders | Wildlife | Privacy

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

Listing Agent: Pamela Welch, [870-897-0700](tel:870-897-0700)

Equal Housing Opportunity, www.WeSellArkansas.com.

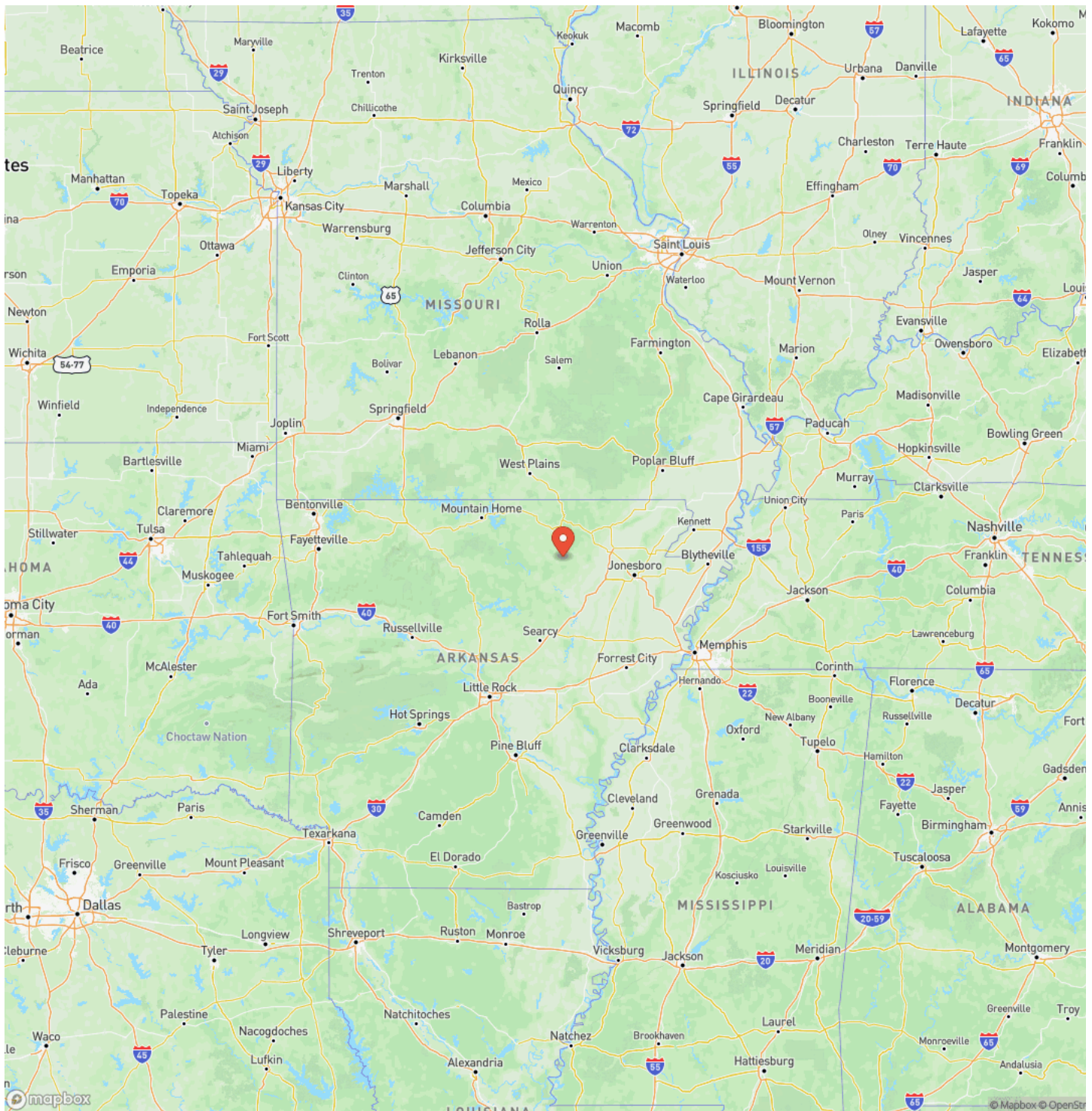


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Locator Map

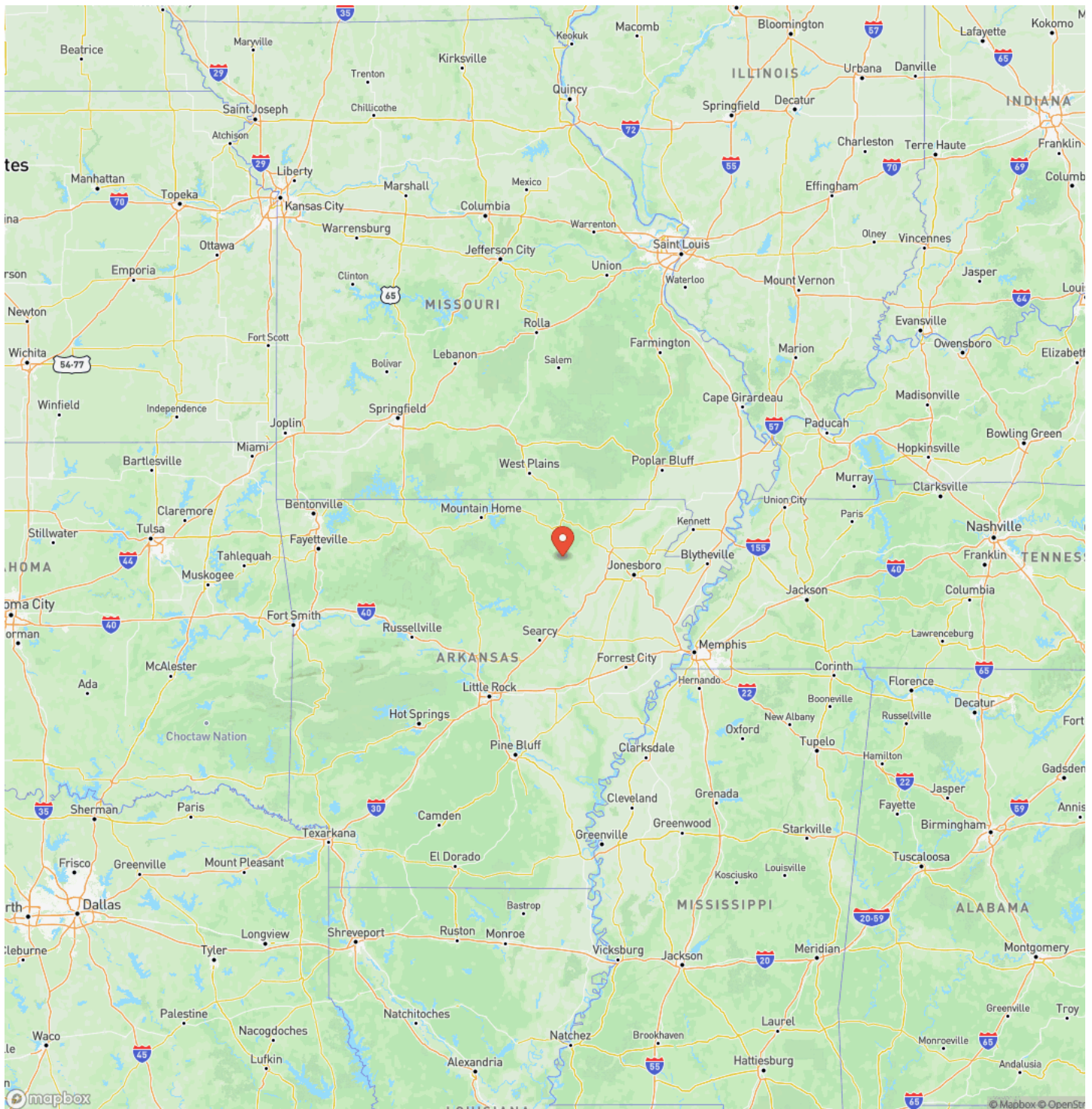


MORE INFO ONLINE:

<https://wesellarkansas.com/>

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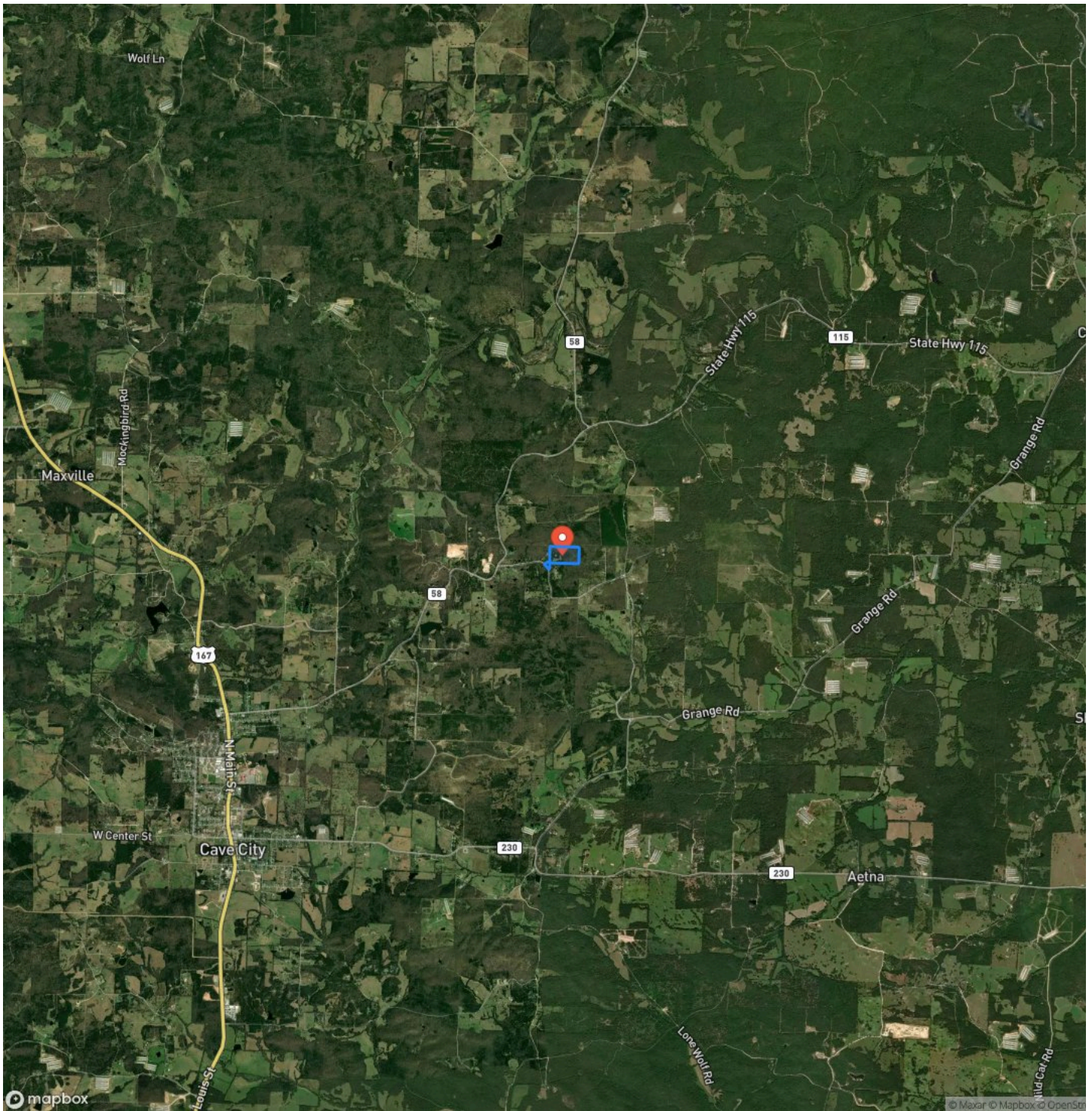


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Satellite Map



**30+/- Acres with Custom Home, Pasture & Hunting – Just 3.5 Miles from Cave City, Arkansas, Sharp County
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LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

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Email

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Address

8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

This image shows a blank 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.

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DISCLAIMERS

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Mossy Oak Properties Selling Arkansas

8111 N St Louis St

Cave City, AR 72521

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