



MLS# : 03050-41820

Price : \$134,900

Type : Country Homes

Size : 2 Acres

Beds: 3

Baths : 2.00

Address : 5698 S Hwy 9 , Salem , Arkansas , 72576

FEATURES

- ✓ Unfinished Basement
- ✓ Updated
- ✓ 2 living/den areas
- ✓ Level 2 acres
- ✓ 24x24 shop/storageage
- ✓ Salem, Arkansas
- ✓ Country Home
- ✓ Erin Taylor 870-371-1117

ABOUT THE PROPERTY

Attractive **Ozark Home** on **2 acres** for sale in Salem, AR. This move-in ready home has 3 bedrooms, 2 bathrooms, **2 living/den areas**, and a **partially finished basement**. The house has approximately **1950 sq.ft plus a 960 sq.ft unfinished basement**. The home is neat, clean, and has been well maintained with several updates. There is a **24x24 shop/storage building** on the property and a metal carport. Call today for your private viewing or with any further inquiries. **Call Erin Taylor for more information - 870-371-1117**

AREA INFORMATION

CLIMATE:

The Tri-County Area of Sharp, Fulton, and Izard counties is located In North Central Arkansas and have a temperate climate with mild winters, experiencing little snowfall. April normally brings the highest precipitation around 5 inches. The average annual rainfall is 48 inches. The average winter low temperature is around 44 degrees with an average high around 69 degrees. The average mid-day humidity is 79%. We enjoy the 4 seasons and the beauty they bring.

HEALTH CARE

The Tri-Counties offer a variety of choices in health care facilities. There are hospitals in Salem (Fulton County), Batesville (Independence County) and Mountain Home (Baxter County). The

CONTACT US

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🏠 Cotham & Co.

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city of Highland (Sharp County) is home to the state's first Satellite Emergency Room that is affiliated with White River Health System in Batesville, and the area is serviced by two Air Evac companies and a state of the art ambulance service.

White River Medical Center-www.whiteriverhealthsystem.com

Fulton County Hospital- www.fultoncountyhospital.org

Baxter County Regional Medical Center - www.baxterregional.org

COMMUNICATIONS- The Tri-County Area is serviced by several different companies. Among these are:

CenturyLink

Dish Net and DirectTV-Satellite Television

Cellular phone service is provided primarily by Verizon and AT&T

UTILITIES

ELECTRIC: North Arkansas Electric Co-Operative and Entergy Electric

MEDIA- Arkansas Democrat-Gazette provides a daily newspaper.

Areawide Media - www.areawideneews.com Spring River Chronicle each publish a weekly newspaper.

KSAR 92.5 FM, KOOU – “KOOL” 104.7 and KFCM –“The River” 98.3 are all local radio stations. www.myhometownradiostations.com

TOURISM –The Tri-County Area is rich in natural resources, and is a perfect place for Hunting, Fishing, Boating, Swimming, Horseback Riding, Golfing and much, much more! Just a few of the notable spots that are close by are: <https://sracc.org>

Ash Flat is the country seat of Sharp County - www.ash-flat.com

Cherokee Village – Home to 7 lakes and the South Fork of the Spring River, this is one of the main vacation spots boasting numerous vacation homes and condominiums. There are 2-18 hole championship golf courses and 2 recreation centers with pools. www.cherokeevillage.org

Hardy – A historic town on the banks of the Spring River, Hardy is home to antique stores, restaurants, and shops. Hardy hosts many events including the Annual Hardy Homesteader Days every fall. www.visithardyarkansas.com www.cityofhardy.org

Salem – County Seat of Fulton County. A small town in the hills, Salem hosts many festivals throughout the year including an Annual Spring Fairgrounds Flea Market. www.salemar.com

Melbourne – County Seat of Izard County www.mymelbournearkansas.com

And close by you can find: Harold E. Alexander Wildlife Management Area, Strawberry River, Lake Norfolk Lake, Bull Shoals Lake, White River, Spring River, Eleven Point River, Buffalo National River, Mammoth Springs Park, Gulf State Park, Blanchard Springs Caverns, The Ozark Folk Center, and the Ozark National Forest. For more information on things to do in Arkansas visit www.arkansas.com.

EDUCATION-

Highland Schools – www.highlandrebels.k12.ar.us The school has three campuses, K-4, 5-8, and 9-12 with over 1,600 students enrolled.K-12

Salem Schools- www.salem.k12.ar.us The school has two campuses, K-6, and 7-12 with over 700 students enrolled.

Melbourne Schools - www.bearkatz.k12.ar.us The schools have two campuses, K-6, and 7-12 with over 750 students enrolled.

There are three colleges located in the area:

Ozarka College - Located in Melbourne in Izard County with a satellite campus at Ash Flat in Sharp County. www.ozarka.edu

Lyon College – Located in Batesville, AR <https://www.lyon.edu>

Arkansas State University - Located Mountain Home in Baxter County with the main campus in Jonesboro in Craighead County. www.astate.edu