

MIDWEST LAND GROUP PRESENTS



# LOGAN COUNTY, AR

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656 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# DEER, TURKEY, AND DUCK HUNTING WITH A YEAR-ROUND CREEK AND PUBLIC LAND BOUNDARY

This dynamite hunting property has something for every outdoorsman! Conveniently close to Paris, this tract totals 656 +/- acres, shares over 2 miles of boundary with Corps of Engineer land, and has frontage on Six Mile Creek. The property boasts over 600 feet of elevation change, taking in a portion of Horseshoe Mountain's beautiful ridges and benches, before falling off to the hardwood river bottoms of Six Mile Creek. The mixed-timber mountainsides offer great deer and turkey hunting and feel like a part of the Ozark Mountains. The river bottoms have multiple established food plots for deer, along with acres upon acres of sloughs and flooded timber, holding high numbers of ducks all season long. Boasting nearly one mile of frontage on year-round Six Mile Creek, the property has no shortage of water. Six Mile Creek, as

well as the pond and sloughs on the property, offer great fishing on top of their prosperous duck hunting. A new nicely finished 3 bedroom, 2 bath mobile home is located near the property's east entrance and is ready for a full-time resident or to become someone's next hunting camp. The home is on city water, and water has been ran to a building pad in the middle of the property, in a great place for a lodge or shop. An excellent road system is in place, and gated entrances are located on both the east and west sides of the property. Being only 10 minutes from Paris and one hour from Fort Smith, this property is conveniently located yet secluded and perfect for the outdoorsman. Properties of this size in the River Valley do not become available often, call Jake Fowler today to schedule your personal UTV tour!





# PROPERTY FEATURES

PRICE: **\$1,300,000** | COUNTY: **LOGAN** | STATE: **ARKANSAS** | ACRES: **656**

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- Frontage on year-round creek
- 2 miles of boundary with Corps of Engineers property
- Excellent deer, turkey, and duck hunting
- Great fishing in Six Mile Creek
- Multiple sloughs, ponds, and creeks
- New 3 bedroom, 2 bath mobile home
- City water
- Water line ran to building pad in middle of property
- Ridges, benches, and mountain terrain
- River bottom
- Established food plots
- Multiple deer stands
- 2 gated entrances
- Excellent road system
- Hardwood timber
- Pine timber
- 1 hour from Fort Smith
- 10 minutes from Paris





# FRONTAGE ON YEAR-ROUND CREEK

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Boasting nearly one mile of frontage on year-round Six Mile Creek, the property has no shortage of water. Six Mile Creek, as well as the pond and sloughs on the property, offer great fishing on top of their prosperous duck hunting.





# MULTIPLE SLOUGHS, PONDS, AND CREEKS

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# NEW 3 BEDROOM, 2 BATH MOBILE HOME

A new nicely finished 3 bedroom, 2 bath mobile home is located near the property's east entrance and is ready for a full-time resident or to become someone's next hunting camp.





# EXCELLENT HUNTING

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The mixed-timber mountainsides offer great deer and turkey hunting and feel like a part of the Ozark Mountains. The river bottoms have multiple established food plots for deer, along with acres upon acres of sloughs and flooded timber, holding high numbers of ducks all season long.





# EXCELLENT ROAD SYSTEM & GATED ENTRANCE

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# ESTABLISHED FOOD PLOTS

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# HARDWOOD TIMBER

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# DIVERSE TERRAIN

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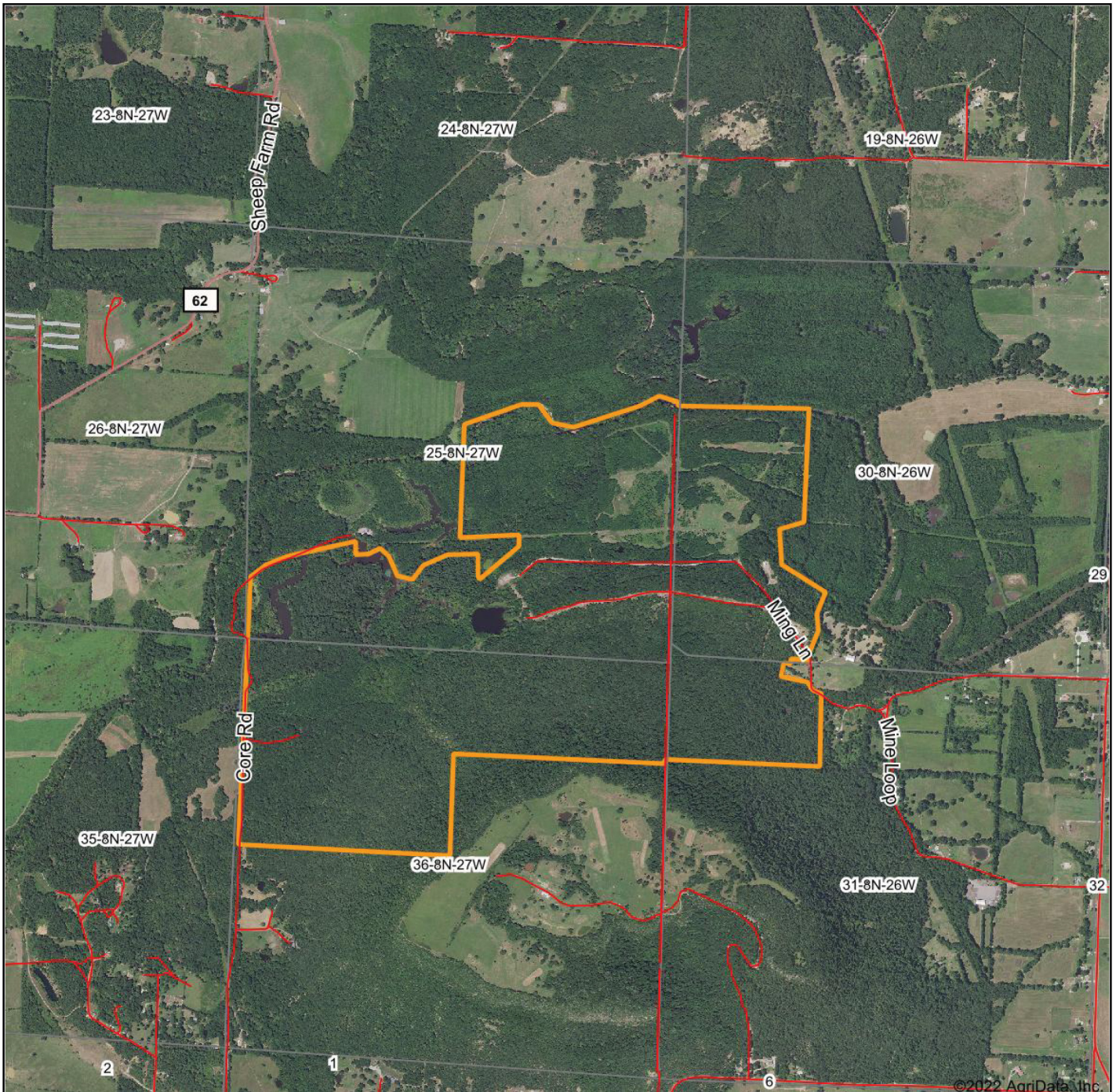
# ADDITIONAL PROPERTY PHOTOS

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# AERIAL MAP



Map Center: 35° 19' 52.97, -93° 48' 52.13

0ft 1983ft 3966ft

**25-8N-27W**  
**Franklin County**  
**Arkansas**



3/28/2022



Maps Provided By:

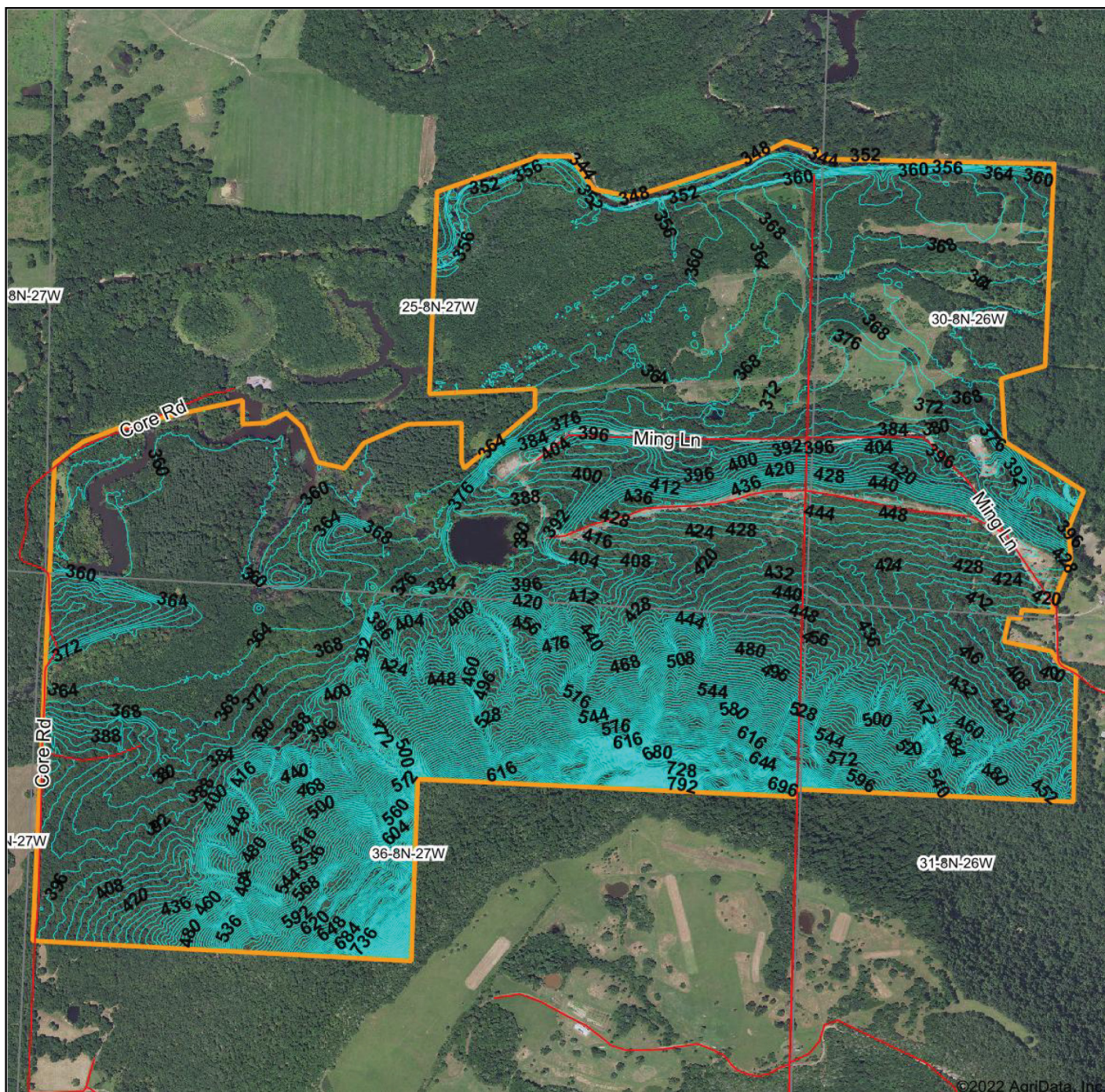


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# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 341.0

Max: 931.0

Range: 590.0

Average: 420.1

Standard Deviation: 82.09 ft

0ft 1109ft 2217ft



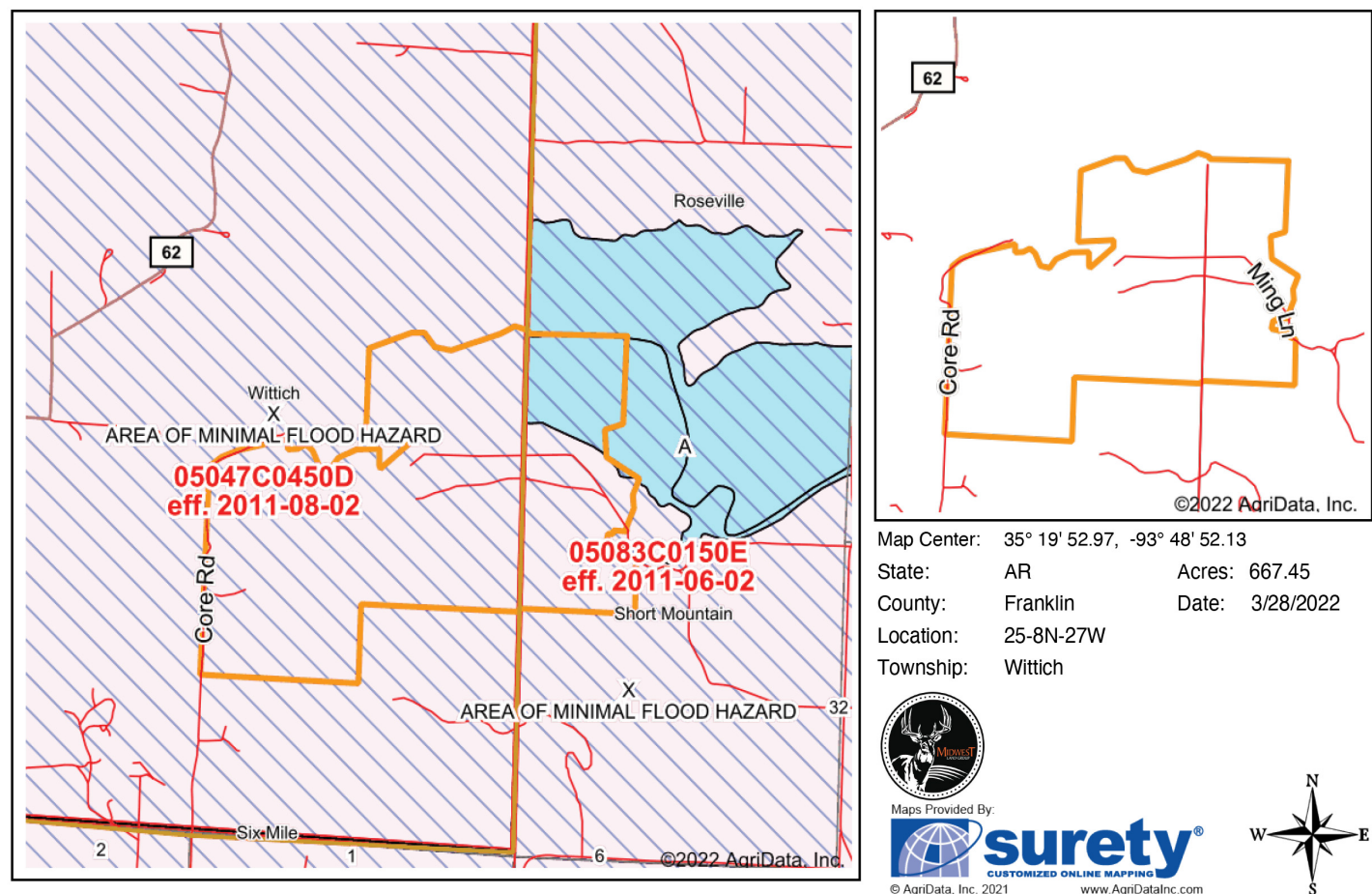
3/28/2022

25-8N-27W  
Franklin County  
Arkansas

Map Center: 35° 19' 52.97, -93° 48' 52.13



# FEMA REPORT



Name	Number	County	NFIP Participation	Acres	Percent
FRANKLIN COUNTY	050432	Franklin	Regular	488.2	73.1%
LOGAN COUNTY	050447	Logan	Regular	179.25	26.9%
Total				667.45	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	488.21	73.1%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	116.57	17.5%
A		100-year Floodplain	62.67	9.4%
Total			667.45	100%

Panel	Effective Date	Acres	Percent
05047C0450D	8/2/2011	488.88	73.2%
05083C0150E	6/2/2011	178.57	26.8%
Total		667.45	100%



# AGENT CONTACT

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Jake Fowler has a love for agriculture. Between his formal education and lifetime of experience with cattle, horses and poultry, he has a deep understanding of farming operations and how to maximize the efficiency of land. He knows the animals that can be raised in different areas, that soil and grass quality can make all the difference, and that location is integral to a farm's success. Jake has traveled all over Western Arkansas and the River Valley area, gaining knowledge and contacts in the cattle, hay, horse, poultry, and timber industries. Born in Russellville, AR, Jake went to Western Yell County High School in Havana, AR, and Connors State College in Warner, OK, where he graduated cum laude. Before coming to Midwest Land Group, Jake pursued a career in logistics and land management. He maintained farms by bush hogging, spraying, planting grasses and seasonal crops, managed hay production and ground quality. He also managed a commercial cattle operation in which he coordinated the care, feeding, doctoring, grazing and genetics that are important to the beef industry. Jake has served as vice president for FFA and is a recipient of the Agriculture Excellence Award from Farm Bureau. He is a member of the Arkansas Cattlemen's Association and Arkansas Trappers Association. He enjoys hunting, farming, team roping, and riding horses. Jake resides in Danville, AR, with his wife, Alexie. Give Jake a call today to put his experience to work for you.



**JAKE FOWLER**, LAND AGENT  
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## MidwestLandGroup.com

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