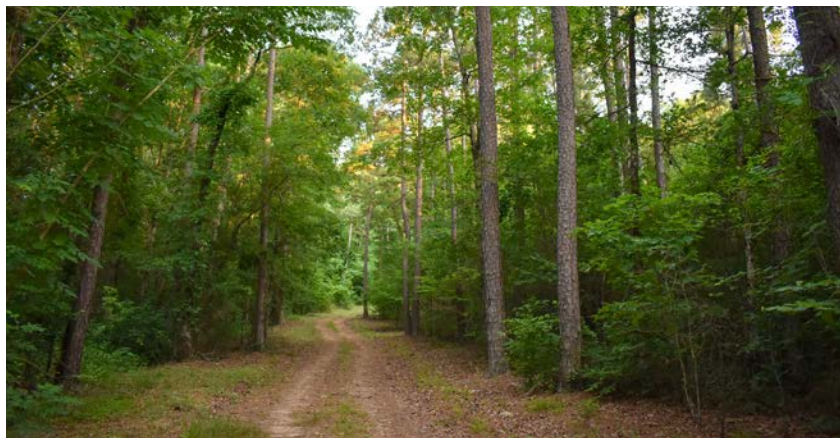


MIDWEST LAND GROUP PRESENTS



YELL COUNTY, AR

110 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING LOG HOME ON 110 ACRES BORDERING A NATIONAL FOREST

Tucked into a quiet grove of outstanding white oak and pine timber, this stunning log home is remarkable in every aspect. Pulling up to the home you will notice the large front porch, and the perfect spot to enjoy a steaming cup of morning coffee. The porch wraps around the home, and a second-story deck on the front of the home accents the cabin look that makes this house feel like home. Inside the front door, you are greeted with a wooden staircase and a one-of-a-kind accent wall before making your way into the living room. The living room is spacious, with a rock fireplace, vaulted ceilings, and floor-to-ceiling windows showcasing the beautiful landscape to the north. The open concept dining room and kitchen make the perfect family atmosphere as well as an excellent place to show your hospitality. Extreme attention to detail was taken in the building of this home, and the kitchen is nothing short of immaculate. Beautiful countertops perfectly compliment the cabinetry and stainless appliances.

Off of the living room, you will find the master suite, with walkout doors to the wrap-around porch, a gas log fireplace, and views in every direction. The master bath has his and her vanities, a walk-in shower, and a fashionable clawfoot tub. Upstairs a cozy loft perfect for games or a home cinema overlooks the living room. The two upstairs bedrooms are positioned on either

side of the loft, and each is complete with multiple closets, and its own bath with a clawfoot tub in each.

The most challenging part about the home will be deciding where to relax your evenings away, with over 2,000 square feet of decks and porches spanning across three levels, with covered areas to rest in the shade and open areas to warm up in the sun. The decks overlook a rock walkway that makes its way down to a custom rock patio and fire pit, making it the perfect place to enjoy a fresh s'more on a fall evening.

The 110 +/- acre property boasts over three-quarters of a mile of a boundary with the Ouachita National Forest and is composed of approximately 60 percent timber with the remainder in pasture. The timber throughout the property is nothing short of excellent. The vast majority of the timber is mature pine and white oak, which is certain to keep the abundance of deer and turkey in the area year-round. The pasture is fenced into two fields, and two ponds are located in the fields as well.

This property is one of the best that Arkansas has to offer, and is nothing short of exceptional. These unique qualities do not come around often. Call Jake Fowler to Schedule your personal tour.



PROPERTY FEATURES

PRICE: **\$1,150,000** | COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **110**

- 2,750 sq. ft. log home
- 2,000 sq. ft. of porches and decks
- 1,750 sq. ft. unfinished basement
- Vaulted ceilings with extra large log beams
- Rock fireplace with black walnut mantle
- 3 bed 3.5 bath
- Plenty of room for entertainment
- Conversation pieces in every room
- Large utility room
- Three clawfoot bathtubs
- Gas log fireplace in master suite
- Three levels of decks and porches
- Two back decks with a mountain view
- Stone walkway to custom rock fire pit in backyard
- Fenced-in backyard
- Generator for automatic power backup
- 110 +/- acres of beautiful fields and extraordinary pine and white oak timber
- Over $\frac{3}{4}$ of a mile of Ouachita National Forest boundary
- Two ponds
- Abundance of deer and turkey
- Two fenced pastures
- Open span barn with horse stalls
- Highway 80 frontage
- Fiberoptic internet



2,750 SQ. FT. LOG HOME

The living room is spacious, with a rock fireplace, vaulted ceilings, and floor-to-ceiling windows showcasing the beautiful landscape to the north. The open concept dining room and kitchen make the perfect family atmosphere as well as an excellent place to show your hospitality.



3 BED 3.5 BATH

Off of the living room, you will find the master suite, with walkout doors to the wrap-around porch, a gas log fireplace, and views in every direction. The master bath has his and her vanities, a walk-in shower, and a fashionable clawfoot tub.



ADDITIONAL HOME PHOTOS



2,000 SQ. FT. OF PORCHES AND DECKS

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STONE WALKWAY TO ROCK FIRE PIT



GENERATOR FOR AUTOMATIC POWER BACKUP



110 ACRES OF BEAUTIFUL FIELDS & TIMBER



TWO PONDS



OPEN SPAN BARN WITH HORSE STALLS



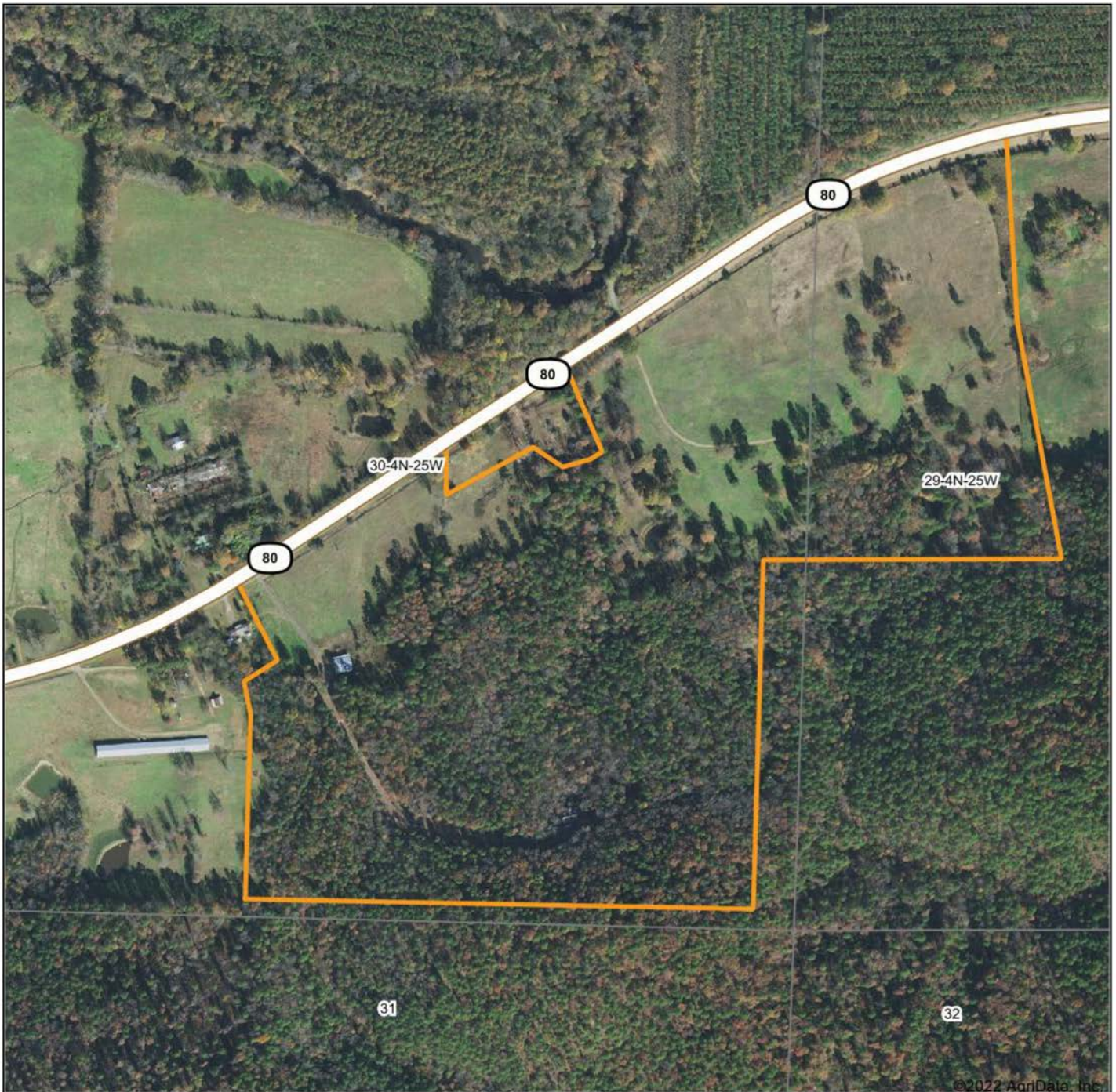
OVER ¾ OF A MILE OF OUACHITA NATIONAL FOREST



HIGHWAY 80 FRONTAGE



AERIAL MAP



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Map Center: 34° 57' 57.45, -93° 41' 35.84

0ft 590ft 1180ft



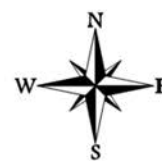
Maps Provided By:



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30-4N-25W
Yell County
Arkansas



6/26/2022

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 448.3
Max: 728.7
Range: 280.4
Average: 500.7
Standard Deviation: 54.53 ft

0ft 524ft 1049ft



6/26/2022

30-4N-25W
Yell County
Arkansas

Map Center: 34° 57' 57.45, -93° 41' 35.84

OVERVIEW MAP



AGENT CONTACT

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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