

MIDWEST LAND GROUP PRESENTS

101 ACRES IN

SCOTT COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

101 +/- ACRES WITH NATIONAL FOREST BOUNDARY AND A YEAR-ROUND CREEK

Just off of Brush Creek Road in Harvey, Arkansas, you will find this 101 +/- acre hunter's paradise! The property is easily accessible by its road frontage on Brush Creek Road, which has access to electricity, rural water, and fiber optic internet. A great hilltop build site gives a bird's eye view of the entire farm, and the Ouachita Mountain Range in the distance. Year-round Brush Creek flows through the property, making a great travel corridor for game as well as providing clean water and seasonal fishing. The Ouachita National Forest borders ¼ mile of

the property's southern border, giving access to hundreds of thousands of acres of land perfect for hunting, hiking, trail riding, and more. Access to the Fourche La Fave River is less than a two-mile drive as well. The property is composed of approximately 60 +/- acres of hay meadows and fenced pastures, the remainder standing in a mixture of mature hardwoods and young-growth pine and hardwoods perfect for bedding areas. This property would be great for a hunter, but would also make an excellent farm or rural homesite. Call Jake Fowler to schedule your UTV tour!



PROPERTY FEATURES

PRICE: **\$283,000** | COUNTY: **SCOTT** | STATE: **ARKANSAS** | ACRES: **101**

- 101 +/- acres
- County road frontage
- National forest boundary
- Year-round creek
- Power
- Rural water
- Fiber optic internet
- Hilltop building site
- 40'x60' hay barn
- 40'x70' hay barn
- Deer and turkey
- Harwood timber
- Thick bedding areas
- Hay meadows
- Fourche La Fave River less than 2 miles away
- 30 minutes to Waldron
- 55 minutes to Mena
- 50 minutes to Mount Ida



101 +/- ACRES

A custom built home with an open concept that boasts 3 bedrooms and 2.5 bathrooms that sprawl over 2250 sq. ft. which was built in 2016.



YEAR-ROUND CREEK



HAY BARNS



TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 516.1
Max: 658.7
Range: 142.6
Average: 550.7
Standard Deviation: 28.15 ft

0ft 471ft 941ft

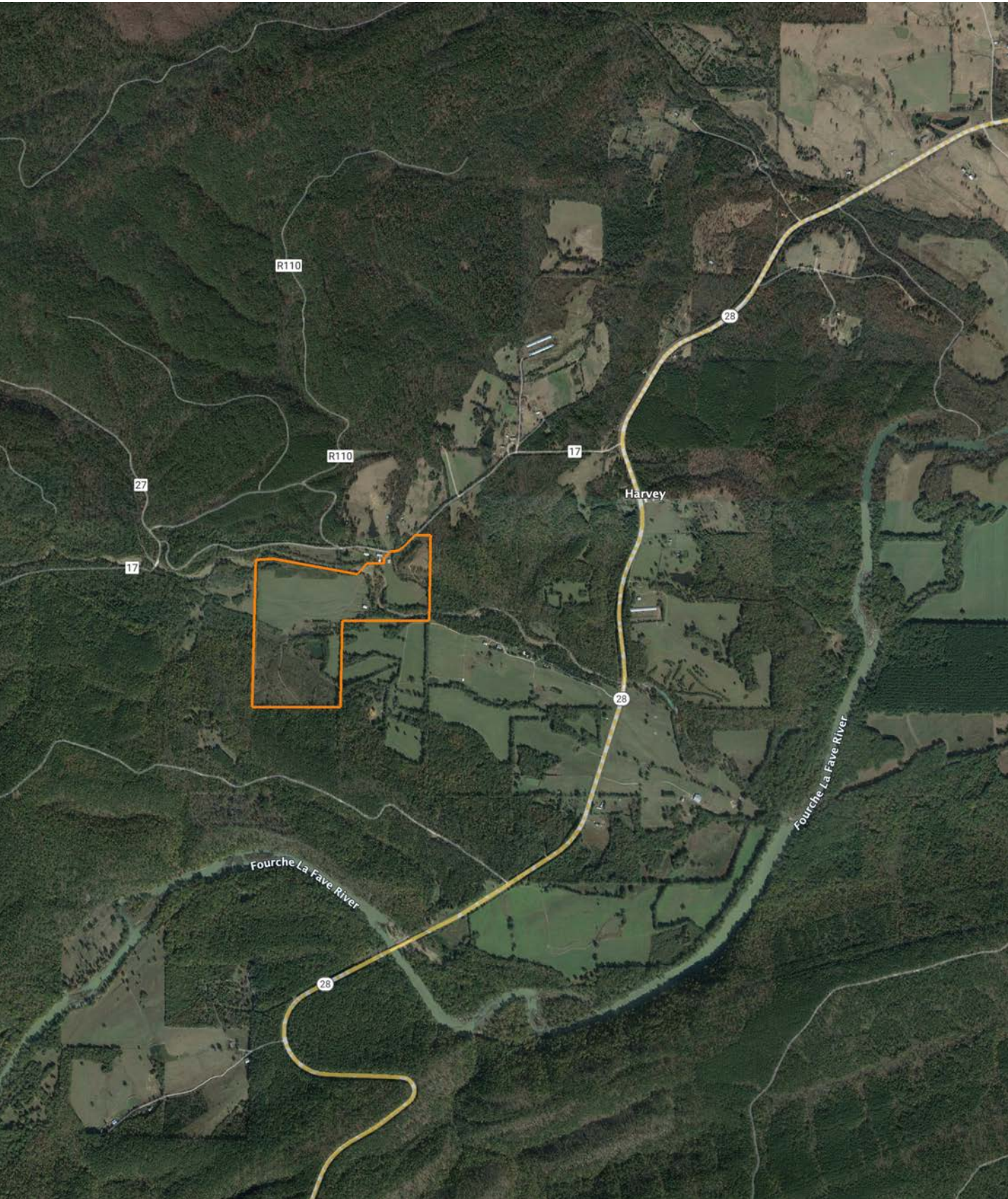


1/5/2024

7-2N-26W
Scott County
Arkansas

Boundary Center: 34° 50' 26.13, -93° 48' 2.28

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
479.393.1997
JFowler@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.