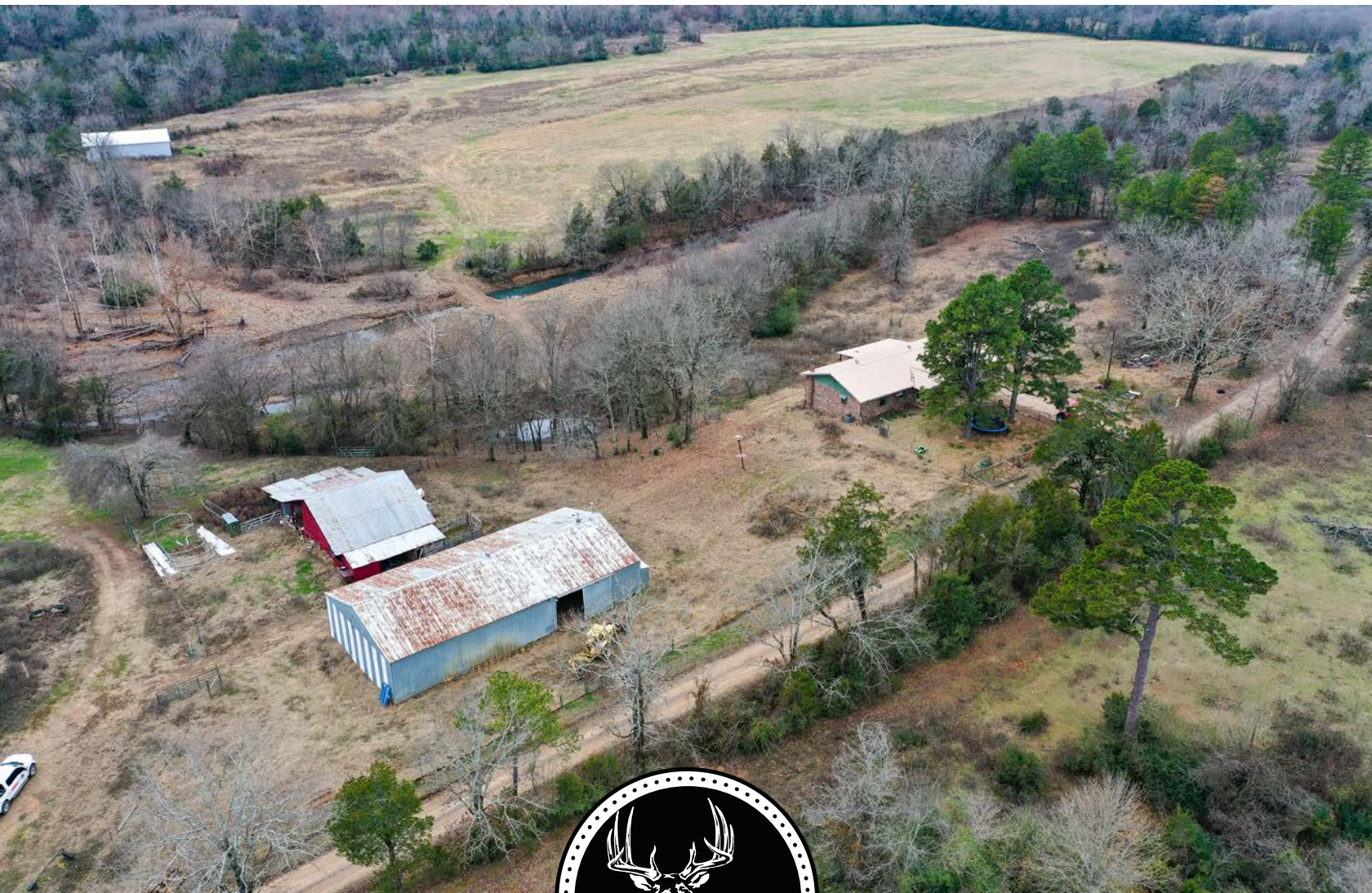


MIDWEST LAND GROUP PRESENTS

9 ACRES IN

SCOTT COUNTY MISSOURI

26889 BRUSH CREEK RD, HARVEY, AR 72841



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

2,900 SQUARE FOOT HOME WITH SHOP AND YEAR-ROUND CREEK FRONTAGE

Located off of Brush Creek Road in Harvey Arkansas sits this excellent country estate. Boasting 9 +/- acres and approximately ¼ mile of year-round creek frontage, this property checks many boxes. The 2,900 square foot brick home is split level, with the main portion of the home being ground level, and an apartment-style basement. The upper level of the home is just over 2,000 square feet and has three beds, two full baths, a large living room with a fireplace, a dining room, and a recently updated kitchen. The dining room has a sliding glass door leading to a back deck with an excellent view overlooking the creek and the Ouachita Mountain Range in the distance. The downstairs portion of the home was designed to be an apartment, with a large open living area complete with a kitchenette, a full bath, and a bedroom. The home is wired with fiber optic high-speed internet and has recently been hooked to rural water as well. The 9 +/- acres are composed of mostly

fenced and cross-fenced pasture, with large hardwoods standing along the creek and fence rows. A nice-sized pond gives water for cattle and horses and is great for bass and perch fishing. The 40'x80' building just down the hill from the home is half barn and half shop. The shop has a concrete floor, electricity, a wood stove, a workbench, and high clearance for working on tractors and equipment. The picturesque red barn has been on the farm for many years but is still a great asset for caring for animals and storage alike. This property is in a remote and secluded area, but still just a short 30-minute drive to town. The Ouachita National Forest is accessible just ¼ mile down the road from the property, and the Fourche La Fave River is less than two miles away. Homes on acreage in this area do not become available very often, and with all of the additional features, this property is sure to check a lot of boxes. Call Jake Fowler today to schedule your showing!



PROPERTY FEATURES

PRICE: **\$269,000** | COUNTY: **SCOTT** | STATE: **ARKANSAS** | ACRES: **9**

- 2,900 +/- sq. ft. brick home
- 9 +/- acres
- ¼ mile of year-round creek frontage
- 40'x40' shop with attached 40'x40' barn
- Fiber optic internet
- Rural water
- Electricity
- 3 bed, 2 bath
- Two car garage
- Back deck overlooking the year-round creek
- Apartment downstairs complete with living area
- Kitchenette
- Full bathroom
- Extra bedroom
- Additional older barn
- County road frontage
- Fenced and cross-fenced
- Fenced front yard
- Pond
- National forest access ¼ mile away
- 30 minutes to Waldron
- 55 minutes to Mena
- 50 minutes to Mount Ida



2,900 +/- SQ. FT. BRICK HOME

The 2,900 square foot brick home is split level, with the main portion of the home being ground level, and an apartment-style basement. The upper level of the home is just over 2,000 square feet and has three beds, two full baths, a large living room with a fireplace, a dining room, and a recently updated kitchen.



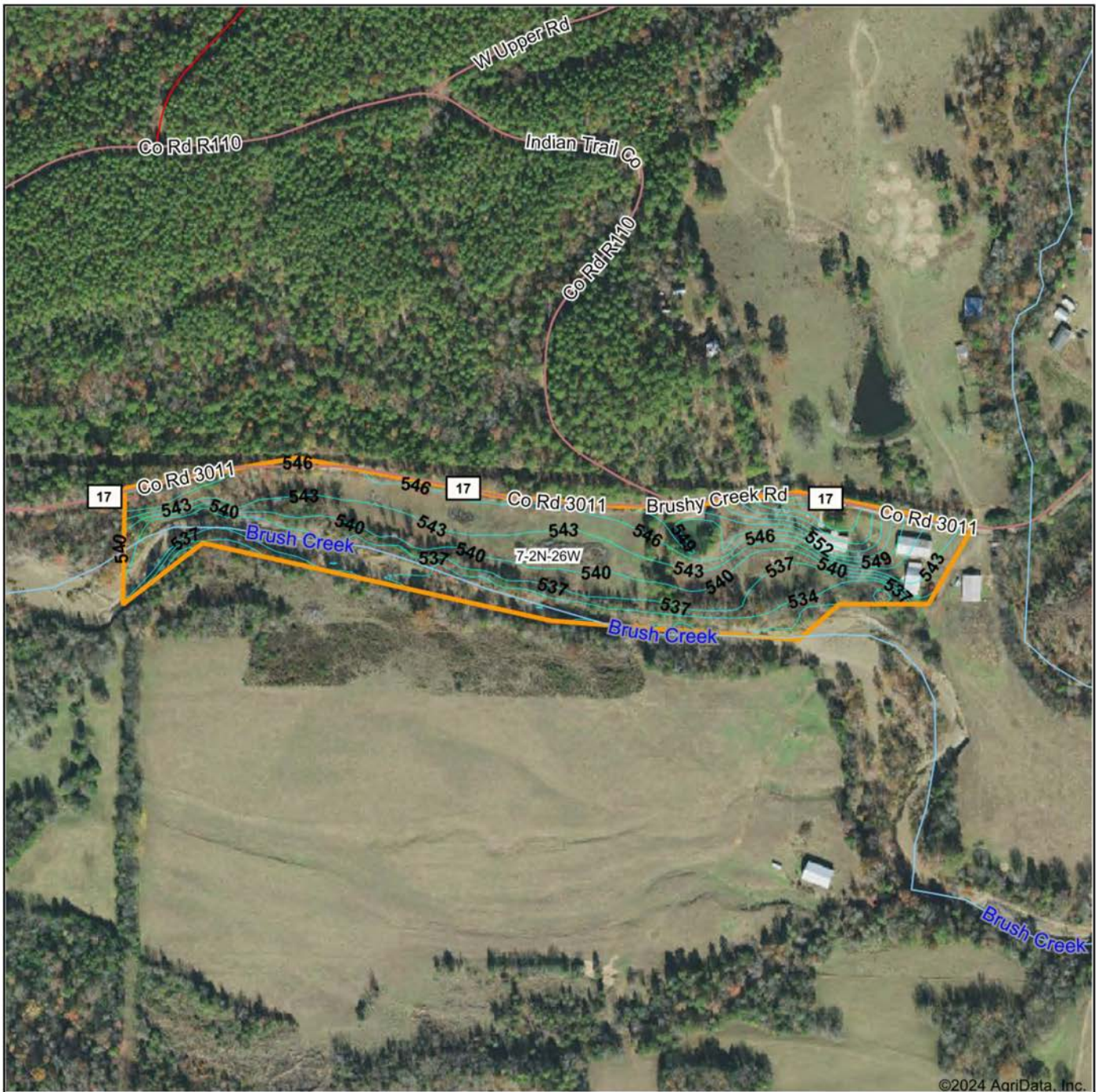
YEAR-ROUND CREEK FRONTAGE



40'X40' SHOP & ATTACHED 40'X40' BARN



TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 529.1
 Max: 563.2
 Range: 34.1
 Average: 541.1
 Standard Deviation: 6.63 ft

0ft 373ft 745ft



1/5/2024

7-2N-26W
Scott County
Arkansas

Boundary Center: 34° 50' 35.9, -93° 48' 5.92

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.