

MIDWEST LAND GROUP PRESENTS

35 ACRES IN

MONTGOMERY COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

35 +/- ACRES PERFECT FOR BUILDING, FARMING, OR RECREATION

Whether you are looking for the perfect homesite, recreational land, a homestead, or a place to run cattle, this 35 +/- acres is the place for you! Located just west of Oden along Highway 88, this property has highway frontage and great access. Approximately half of the acreage is currently in pasture and being used to graze cattle, with the balance of the acreage standing in hardwood timber. Should you decide to build on one of the great homesites, power is available along Highway 88. The perimeter of the property is completely fenced with the exception of 800 feet in the northeast corner. There are ATV trails along the property boundaries, as well as throughout the property leading to many great build sites and stand locations. Two seasonal creeks

meander across the landscape, nicely complimenting the year-round pond, which provides water to livestock and wildlife alike. deer and turkey are abundant on the property, as well as small game.

If you need more room to roam and explore the Ouachita National Forest is just minutes away, giving access to hundreds of thousands of public acres great for hunting, hiking, trail riding, and exploring. Access to the renowned Ouachita River is just minutes away as well, with great opportunities for kayaking, canoeing, fishing, and swimming. Tracts of this quality in this area do not come available often, call Jake Fowler today to schedule your personal tour!



PROPERTY FEATURES

PRICE: **\$178,000** | COUNTY: **MONTGOMERY** | STATE: **ARKANSAS** | ACRES: **35**

- 35 +/- acres
- Hwy 88 frontage
- Power available
- Fenced
- Approximately half pasture
- Half hardwood timber
- ATV trails
- Great build sites
- Seasonal creeks
- Pond
- Abundant deer and turkey
- National Forest minutes away
- Ouachita River minutes away
- Just outside of Oden
- 15 minutes to Mount Ida
- 35 minutes to Mena
- 1 hour to Hot Springs



35 +/- ACRES



HWY 88 FRONTAGE



APPROXIMATELY HALF PASTURE



HALF HARDWOOD TIMBER



SEASONAL CREEKS + POND



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 34° 37' 26.52, -93° 48' 58.38

0ft 256ft 512ft



Maps Provided By:



30-1S-26W
Montgomery County
Arkansas



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 791.4

Max: 834.0

Range: 42.6

Average: 809.7

Standard Deviation: 8.73 ft

0ft 289ft 579ft



2/5/2024

30-1S-26W
Montgomery County
Arkansas

Boundary Center: 34° 37' 26.52, -93° 48' 58.38

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



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