

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

POPE COUNTY ARKANSAS



MidwestLandGroup.com

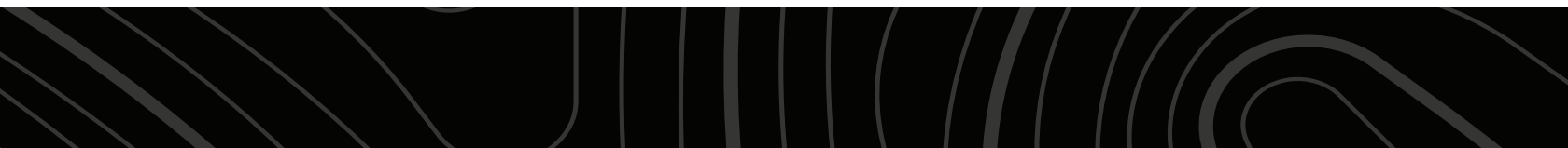
MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRES OF MATURE TIMBERLAND WITH GREAT BUILD SITES

Conveniently located in Hector off of a paved county road sits the gem of a property. Covered in mature hardwood and pine timber, with topography varying from wide ridgetops, to south-facing slopes, and deep draws. An excellent trail system makes accessing all parts of the property a breeze, whether traveling in a side by side or on an ATV. There are several great build sites to choose from on the property, varying from close and convenient to the road, or tucked deep into the park-like timber. The trail system connects two food plot areas, as well as crosses multiple seasonal creeks that meander through the property. An abundance of deer and turkey are present on this exceptional tract and are

regularly seen by the property owner. Power, city water, and internet are available along the paved county road, making utilities a breeze.

Whether you are looking for a property to build your dream home, cabins, or simply a place to escape to and enjoy the beautiful Ozark mountains, this property checks many boxes. Located only minutes away from Hector and its local amenities, and just a twenty-minute commute to Russellville, this is a great combination of convenience and tranquility. Call Jake Fowler to schedule your UTV tour today!



PROPERTY FEATURES

PRICE: **\$275,000** | COUNTY: **POPE** | STATE: **ARKANSAS** | ACRES: **80**

- 80 +/- acres
- Mature hardwood and pine timber
- Excellent trail system
- Paved county road frontage
- Rolling topography
- Great build sites
- Power, water, and internet service at the road
- Abundance of deer and turkey
- Food plot areas
- Seasonal creeks
- Minutes away from Hector
- Minutes away from Ozark National Forest
- 20 minutes from Russellville



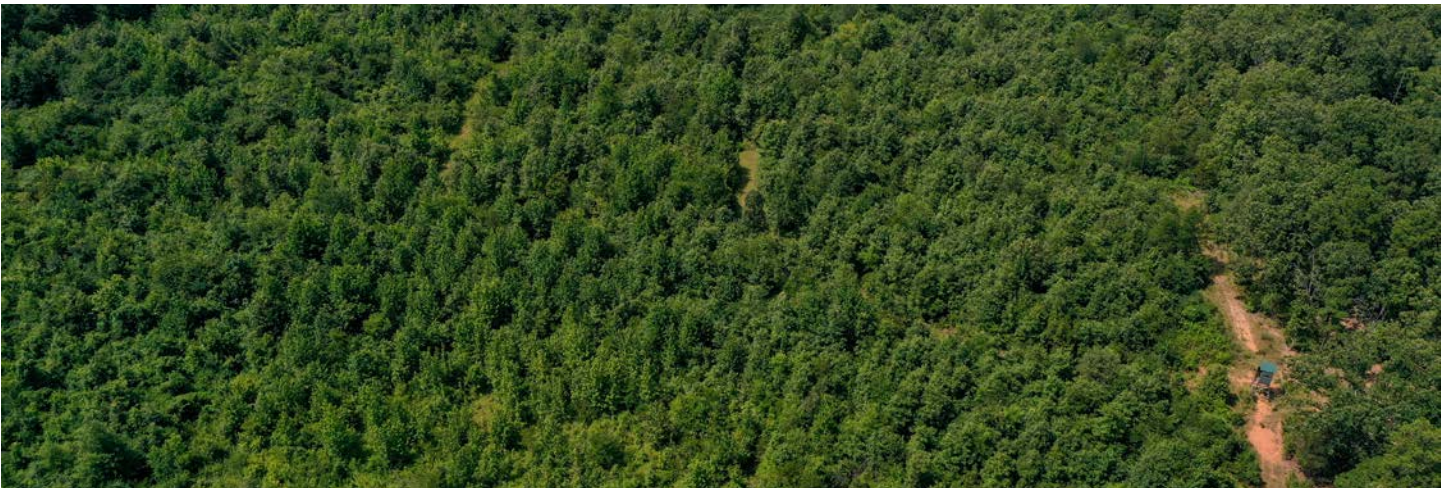
80 +/- ACRES



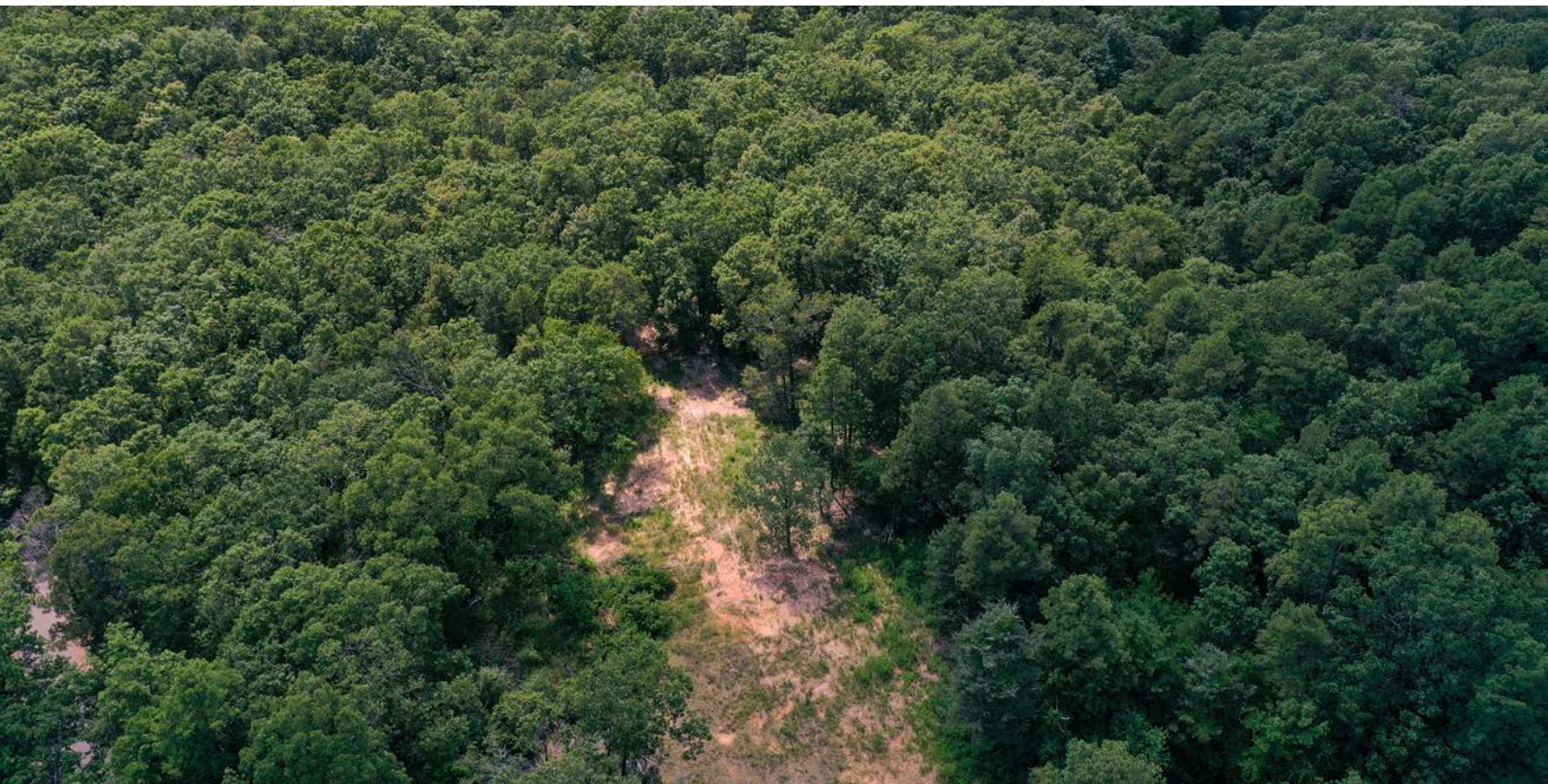
EXCELLENT TRAIL SYSTEM



MATURE HARDWOOD & PINE TIMBER



GREAT BUILD SITES



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 35° 26' 25.77, -92° 59' 14.83

0ft 366ft 733ft



Maps Provided By:



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11-9N-19W
Pope County
Arkansas



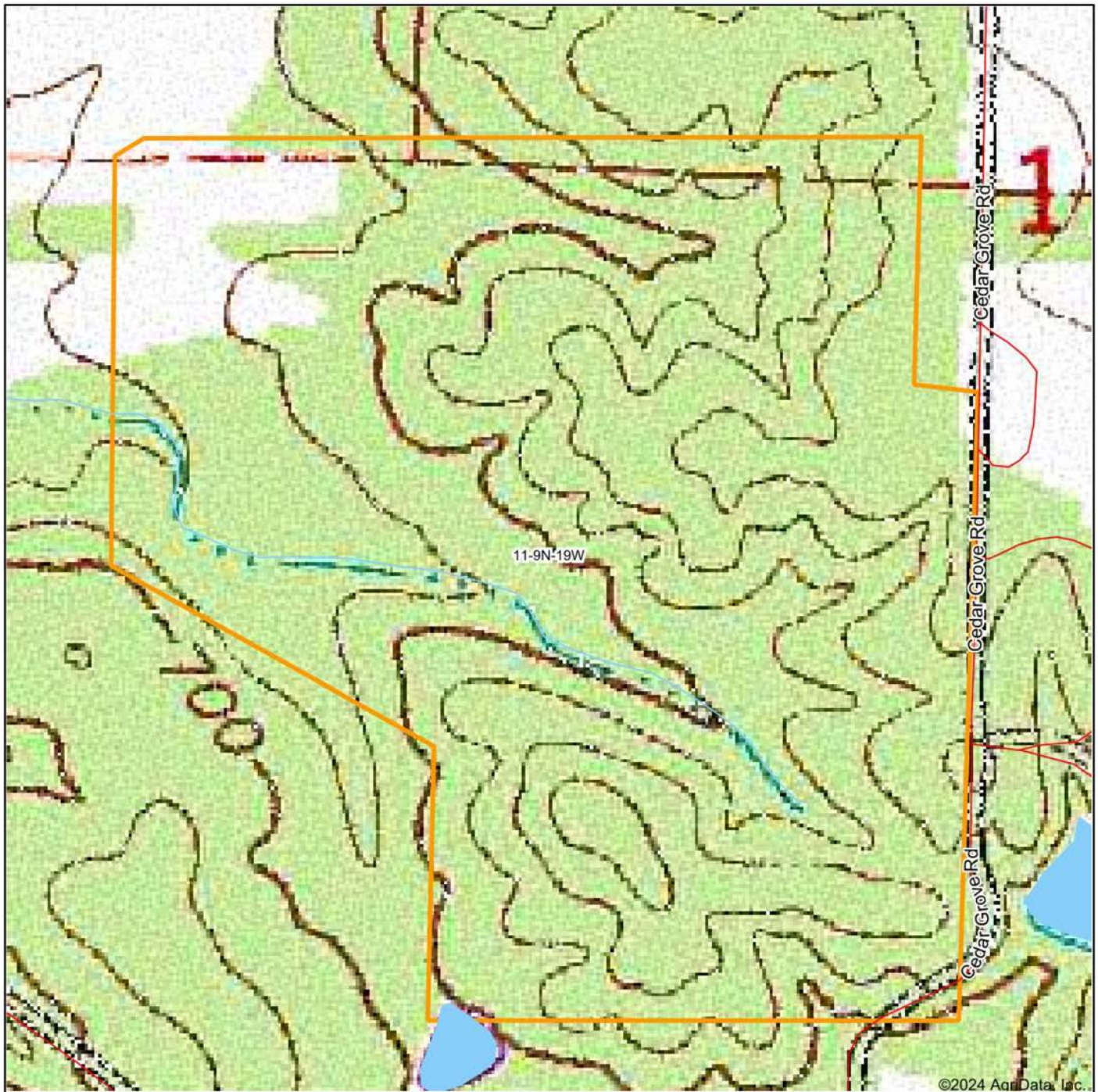
2/15/2024

This topographic map displays a property outlined in orange, situated in a wooded area. The map features numerous contour lines and elevation points, with a central peak reaching 777 feet. The property is bordered by Cedar Grove Rd to the east and south. A small blue pond is visible in the lower-left corner of the property. The map includes a coordinate label '11:9N-19W' and a copyright notice '© 2024 AgriData, Inc.' in the bottom right corner.



Boundary Center: 35° 26' 25.77, -92° 59' 14.83

ADDITIONAL TOPOGRAPHY MAP



Map Center: 35° 26' 26.48, -92° 59' 14.71

0ft 366ft 733ft

11-9N-19W
Pope County
Arkansas



2/15/2024



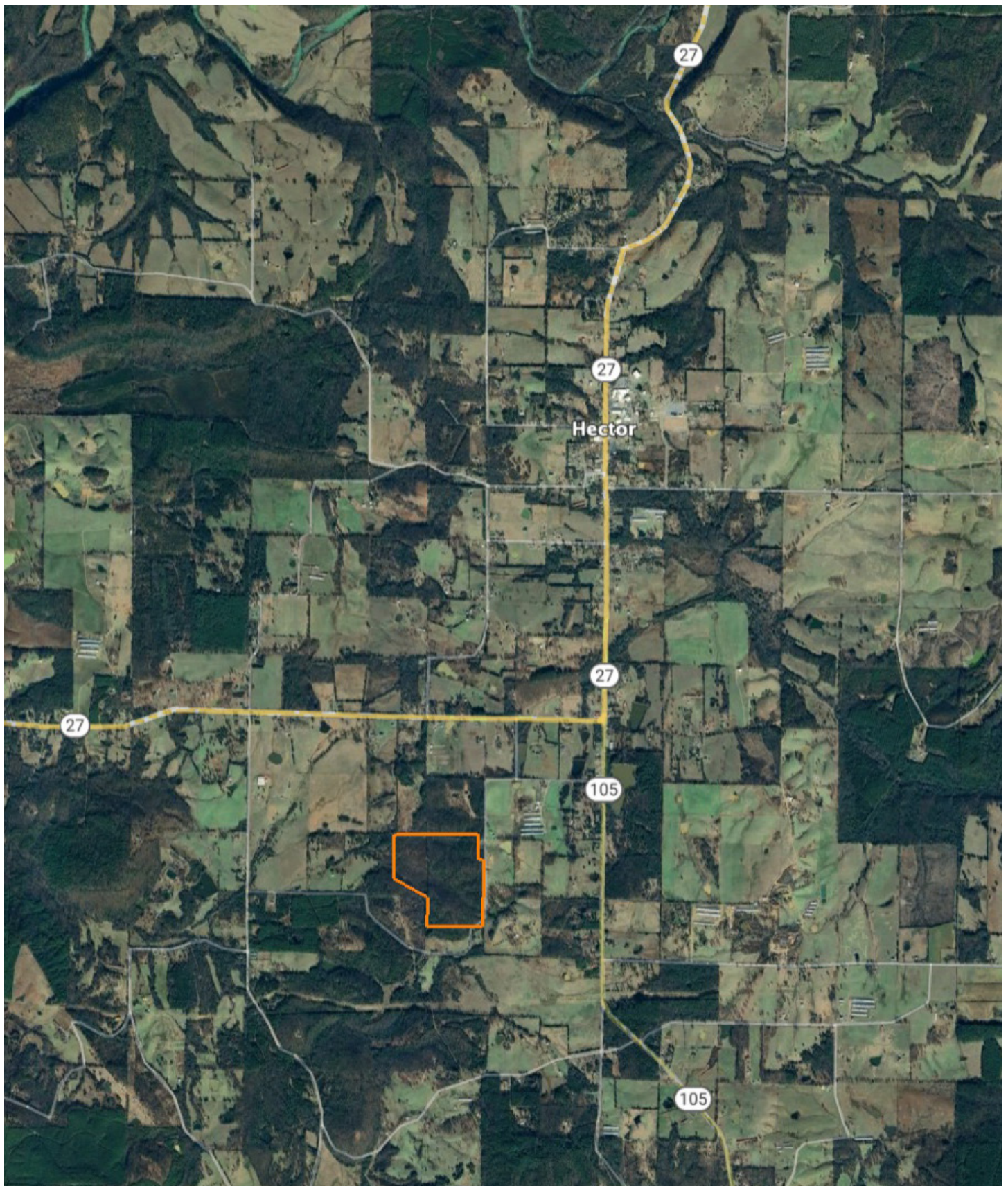
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OVERVIEW MAP



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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