

MIDWEST LAND GROUP PRESENTS

1 ACRE IN

YELL COUNTY ARKANSAS

107 CHOATE STREET, BELLEVILLE, AR 72824



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPACIOUS YELL COUNTY HOME

This spacious 3 bedroom home has so much to offer! Located in the quiet community of Belleville, on a large corner lot, this 2,360 square foot home is ready for its new owner. The home has 3 beds, 3 full baths, a large dining room, a spacious kitchen, and a living room perfect for the entire family complete with a fireplace and double doors leading to the covered back patio. A few of the extras throughout the home include a home security system, mobility-impaired bathtub, a large jacuzzi tub, a second laundry room, an office, and large walk-in closets. The home has central heat and air, city water, natural gas, and fiber-optic internet. An all-steel above-ground storm cellar is located on the back patio.

This home is more than just a home on a corner lot and is packed with many extras. The large front yard has large oak, pine, and pecan trees. The fenced-in backyard perfectly complements the covered patio and deck. There is a two car carport, a single car carport, and a 20'x20' enclosed metal building with a roll-up door. Also located on the property are two storage buildings, and a garage that has been a woodworking shop for many years. There are truly too many extra amenities to list for this great home. If you are looking for a well-built home in the Yell County area, this one will not disappoint. Call Jake Fowler to schedule your showing before it is gone!



PROPERTY FEATURES

PRICE: **\$162,000** | COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **1**

- 2,360 sq. ft. brick home
- 3 bed
- 3 bath
- Fenced backyard
- Two car carport
- Single car carport
- Garage/workshop
- 20'x20' metal building
- Office
- Two laundry rooms
- Two storage buildings
- Home security system
- Mobility impaired bathtub
- Jacuzzi tub
- Central heat and air
- Natural gas
- City water
- Fiber-optic internet
- Above-ground storm shelter
- Large covered patio and deck
- Large shade trees



2,360 SQ. FT. HOME



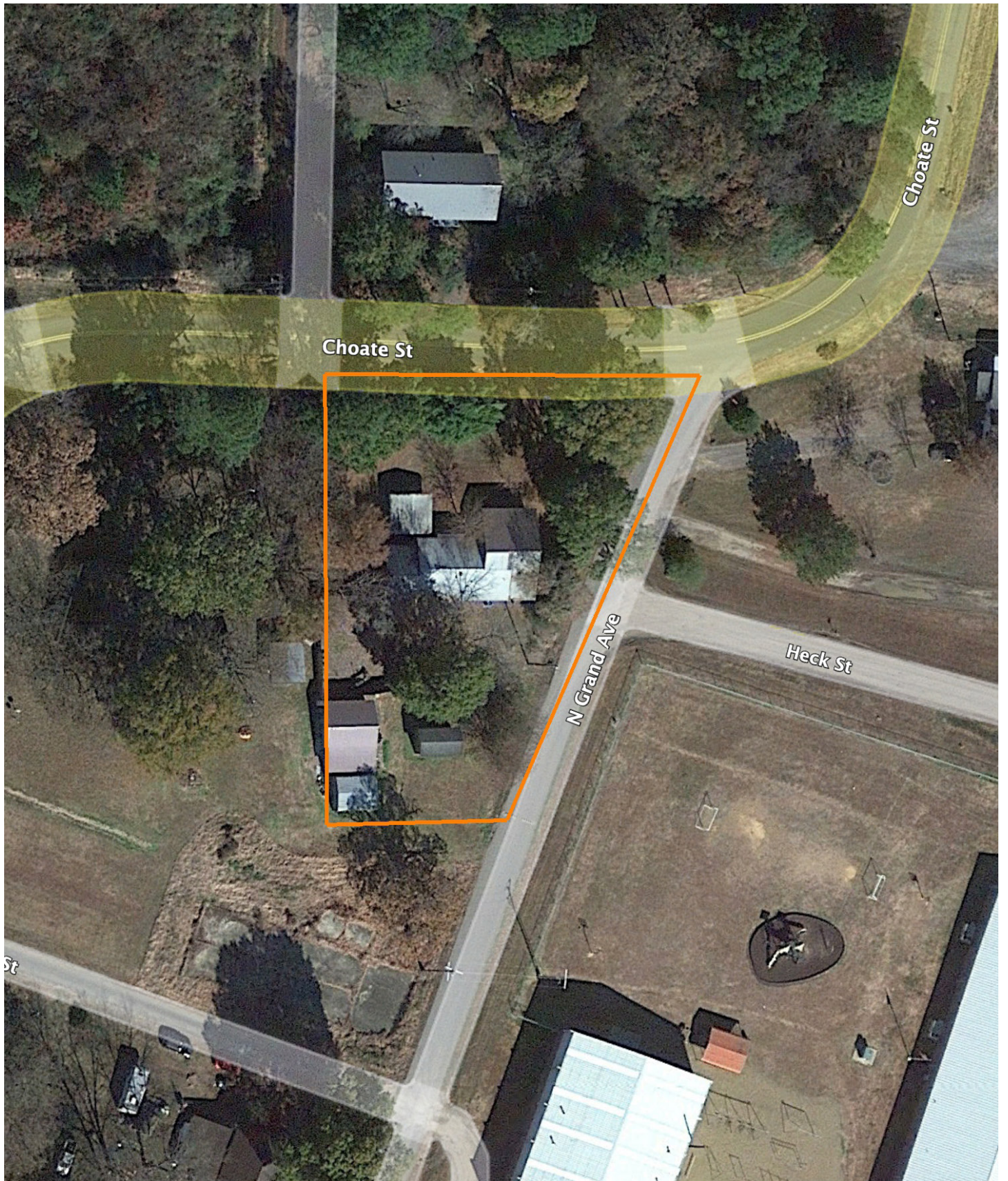
FENCED-IN BACKYARD



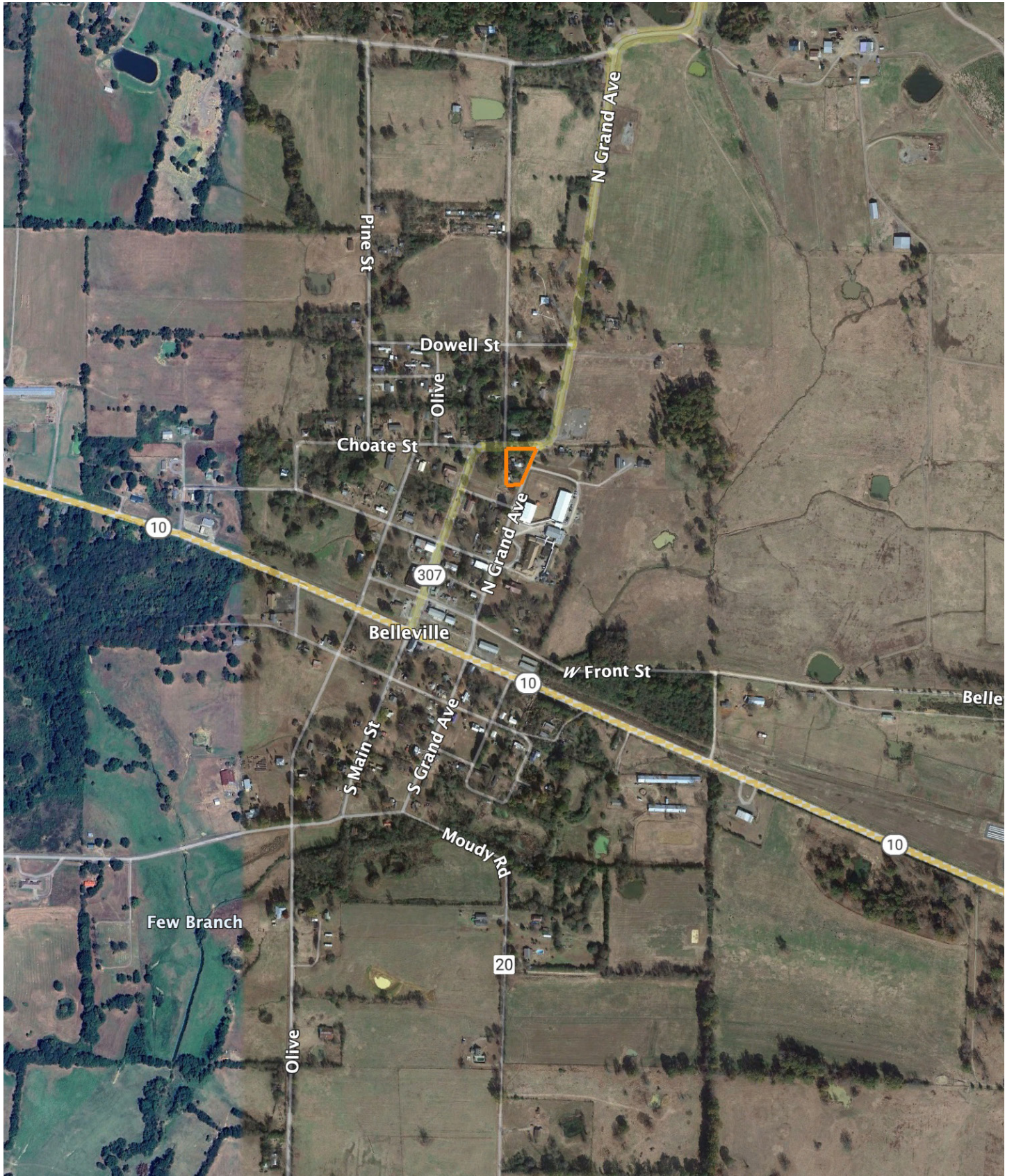
MULTIPLE OUTBUILDINGS



AERIAL MAP



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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