

MIDWEST LAND GROUP PRESENTS

1 ACRE IN

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# YELL COUNTY ARKANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# COUNTRY HOME IN A QUIET LOCATION

Country homes on small acreage are becoming more and more popular, and becoming harder to find. Although they are in high demand, they are not all created equal. This home and acreage has many great amenities that truly make it a step above the rest in terms of functionality and privacy. The 1,120 +/- square foot home sits in a grove of large hardwoods and overlooks a nicely sized yard. The 1 +/- acre is surrounded on three sides by a larger tract of farmland, giving the home the private and secluded feel that can be hard to find without buying a larger property.

The home was built in 2017 and boasts rustic finishes and a simple floor plan. An open living area in the front of the home is complimented nicely by a hallway leading

to the two bedrooms, bathroom, closet, and laundry room. An 8-foot covered porch across the front of the home is another great amenity, as well as the chain-link fenced backyard that makes a great space to enjoy quiet evenings with family and friends. There is a storage building, a chicken coop, and a garden area.

This great property has Highway 80 frontage and is less than 10 minutes from Danville, and has National Forest access just minutes away via Moss Creek Road which is directly across the highway. City water and fiberoptic internet are already in service at the home, as well as propane and Entergy Arkansas power. Don't miss out on this great country home, call Jake Fowler today to schedule your showing!



# PROPERTY FEATURES

PRICE: **\$135,000** | COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **1**

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- 1,120 +/- square foot home
- Storage building
- Covered front porch
- Fenced backyard
- Highway 80 frontage
- 2 bed, 1 bath
- Minutes from National Forest access
- Quiet and secluded setting
- Mature hardwoods
- Fenced
- Chicken coop
- Garden
- City water
- Fiberoptic internet
- Less than 10 minutes from Danville



# 1,120 +/- SQUARE FOOT HOME

The home was built in 2017 and boasts rustic finishes and a simple floor plan. An open living area in the front of the home is complimented nicely by a hallway leading to the two bedrooms, bathroom, closet, and laundry room.



# ADDITIONAL INTERIOR PHOTOS

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# CHAIN-LINK FENCED BACKYARD

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# STORAGE BUILDING AND GARDEN

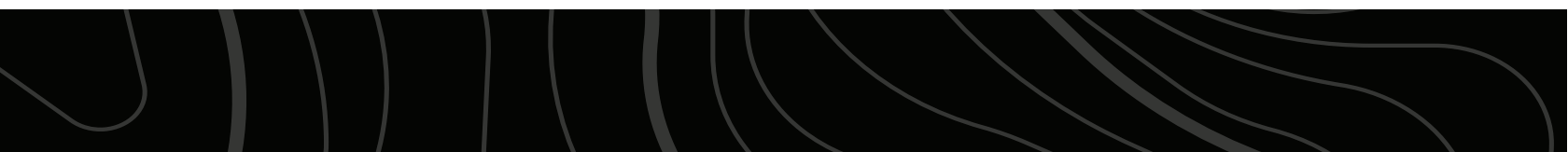
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# QUIET AND SECLUDED

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The 1,120 +/- square foot home sits in a grove of large hardwoods and overlooks a nicely sized yard. The 1 +/- acre is surrounded on three sides by a larger tract of farmland, giving the home the private and secluded feel that can be hard to find without buying a larger property.



# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 34° 59' 42.42, -93° 30' 53.2

**14-4N-24W**  
**Yell County**  
**Arkansas**

0ft 106ft 212ft



7/23/2024

Field borders provided by Farm Service Agency as of 5/21/2008

# TOPOGRAPHY MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 1 meter dem  
Interval(ft): 2.0  
Min: 362.8  
Max: 408.7  
Range: 45.9  
Average: 391.0  
Standard Deviation: 9.74 ft

0ft 139ft 279ft



7/23/2024

14-4N-24W  
Yell County  
Arkansas

Boundary Center: 34° 59' 42.42, -93° 30' 53.2

# 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**

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## MidwestLandGroup.com

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