

MIDWEST LAND GROUP PRESENTS



MONTGOMERY COUNTY, AR

160 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOME AND CABINS ON 160 ACRES COMPLETELY SURROUNDED BY OUACHITA NATIONAL FOREST

Located just west of Mount Ida, Arkansas and completely surrounded by the beautiful Ouachita National Forest sits this 160 +/- acre tract that is truly one of a kind! The 160 +/- acres are composed of oak, hickory, and pine timber, predominately being white oak. The topography throughout this tract is nothing short of breathtaking, with long ridges tying into saddles and draws, giving great vantage points to see through the mature timberland. Along the southeast corner of the property the South Fork Ouachita River meanders through the picturesque landscape. Along with this frontage on the South Fork Ouachita River, there are two year-round creeks on the property. ATV trails traverse the landscape, giving great access throughout the woodland. Absolute seclusion will come to mind as you wind down the gravel drive that makes its way up the ridge to the home. The home is approximately 1,400 square feet, containing a living room with a wood burning stove, a dining room with a wood burning stove, a bedroom (with a walk-in closet), a kitchen, an office, 1 bathroom, outdoor shower, storage room, and two screened in porches. The dining room, living room, and bedroom have mini-split air conditioning units, wall-mounted propane heaters, and DC ceiling fans. This home is rich with history and finished with quality materials that are nearly impossible to find, such as the sunken cypress lumber throughout the living area. A load house just down the ridge from the home contains the solar equipment that powers the homestead, along with a sink and washer and dryer hookups.

Down the gravel drive from the home and atop a smaller ridge there are three cabins accompanied by a bath house. Each cabin is built with its own uniqueness, with modern conveniences tied into traditional fixtures. The first cabin is 540 square feet, with a 240 square foot screened-in back porch, and 240 square foot covered area in the front. This cabin has a woodburning cookstove, a large sink, a full-size DC refrigerator inside, and an apartment-size gas stove on the screen porch. It has no air conditioning at this time, although it has been wired for a mini-split air conditioning unit. It has four DC ceiling fans, two of which are on the screened-in porch. The second cabin is 288 square feet, with two 144 square foot porches, with one of those being screened. This cabin has heat and electricity, but the only water is an exterior spigot. The third cabin is 320 square feet, with 6'x20' porches front and back. This cabin is currently used as a pottery studio. A separate bathhouse convenient to all three cabins has a shower room with a shower, tub, and sink, a separate half bath, another room for a washing machine, and an outdoor shower. Storage on a property such as this is a must-have. A 24'x36' pole barn along with another smaller tool shed at the main home give plenty of room for storage for all of the items that you will need on this property. Properties that are completely surrounded by the National Forest are nearly impossible to find for sale, and this one has so many great features that it is challenging to list them all. If you are looking for a great recreational property in Montgomery County, this is one that will be hard to beat.

PROPERTY FEATURES

PRICE: **\$975,000** | COUNTY: **MONTGOMERY** | STATE: **ARKANSAS** | ACRES: **160**

- Completely surrounded by Ouachita National Forest
- 1,400 +/- sq. ft. main home
- Three cabins
- South Fork Ouachita River frontage
- Great roads and ATV trails
- Completely off grid
- Solar power for the home and cabins
- Great water wells
- Mature timber composed of mostly white oak
- Two year-round creeks in addition to the river
- 24'x36' pole barn
- Diverse terrain
- Ridges, saddles, and draws
- Abundance of deer and turkey
- Twenty minutes from Mount Ida
- One hour from Hot Springs
- One hour from Mena



1,400 SQ. FT. MAIN HOME



3 CABINS

The first cabin is 540 square feet, with a 240 square foot screened-in back porch, and 240 square foot covered area in the front. The second cabin is 288 square feet, with two 144 square foot porches, with one of those being screened. The third cabin is 320 square feet, with 6'x20' porches front and back.



BATH HOUSE



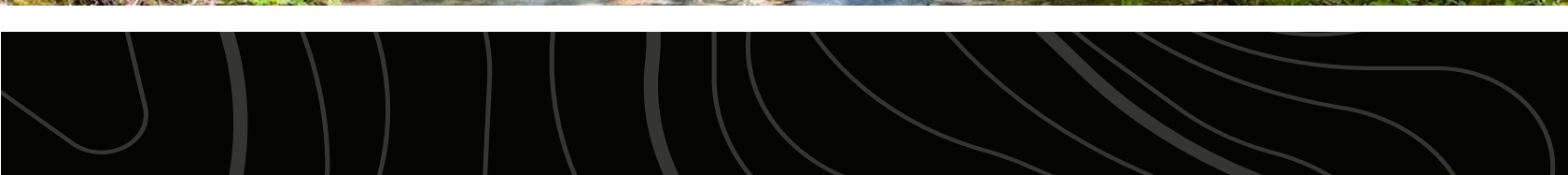
24'X36' POLE BARN



SOUTH FORK OUACHITA RIVER & CREEKS

Along the southeast corner of the property the South Fork Ouachita River meanders through the picturesque landscape.

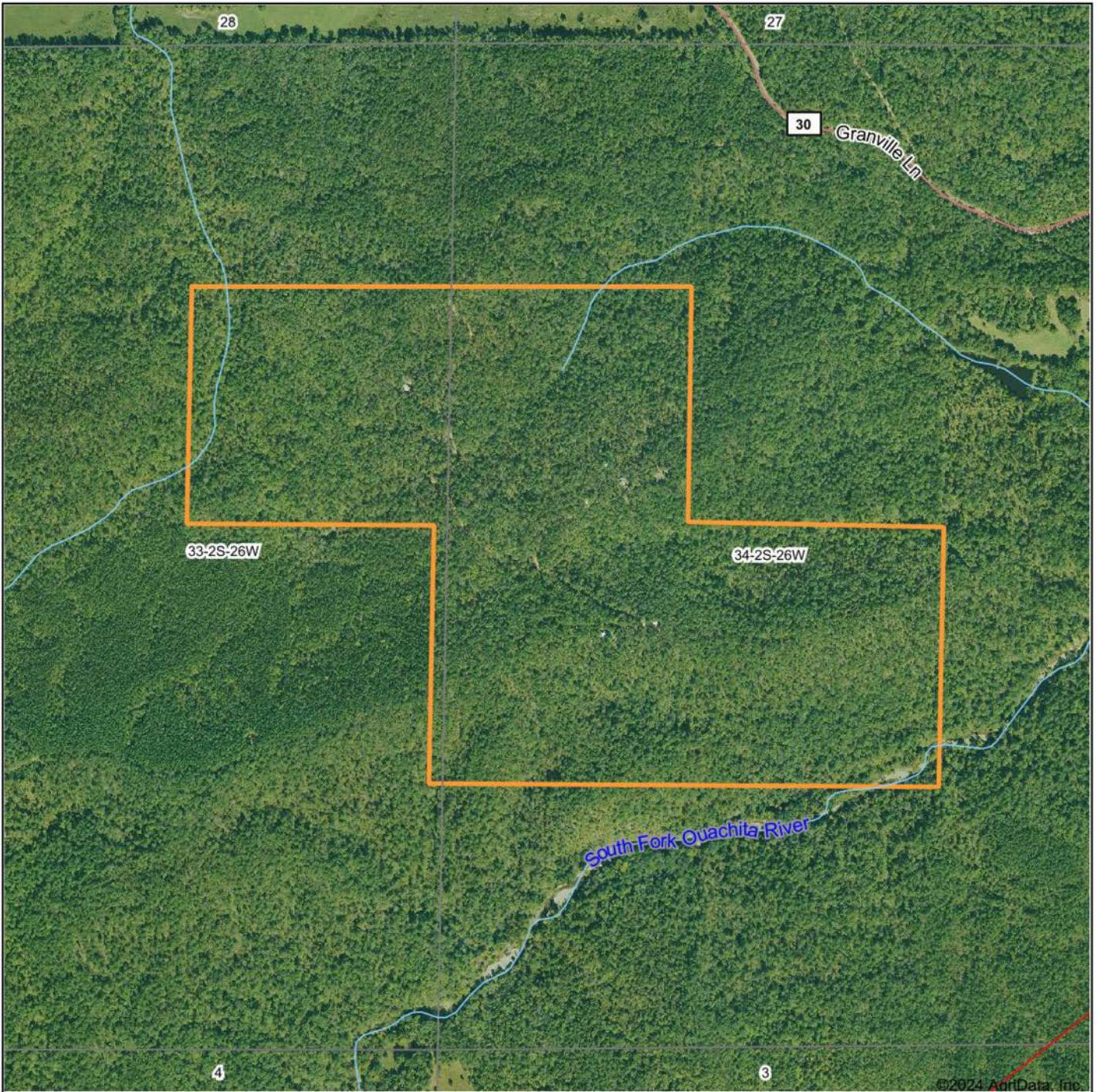
Along with this frontage on the South Fork Ouachita River, there are two year-round creeks on the property.



MATURE TIMBER, SADDLES, RIDGES, & DRAWS



AERIAL MAP



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Boundary Center: 34° 31' 42.68, -93° 46' 22.74



Maps Provided By:



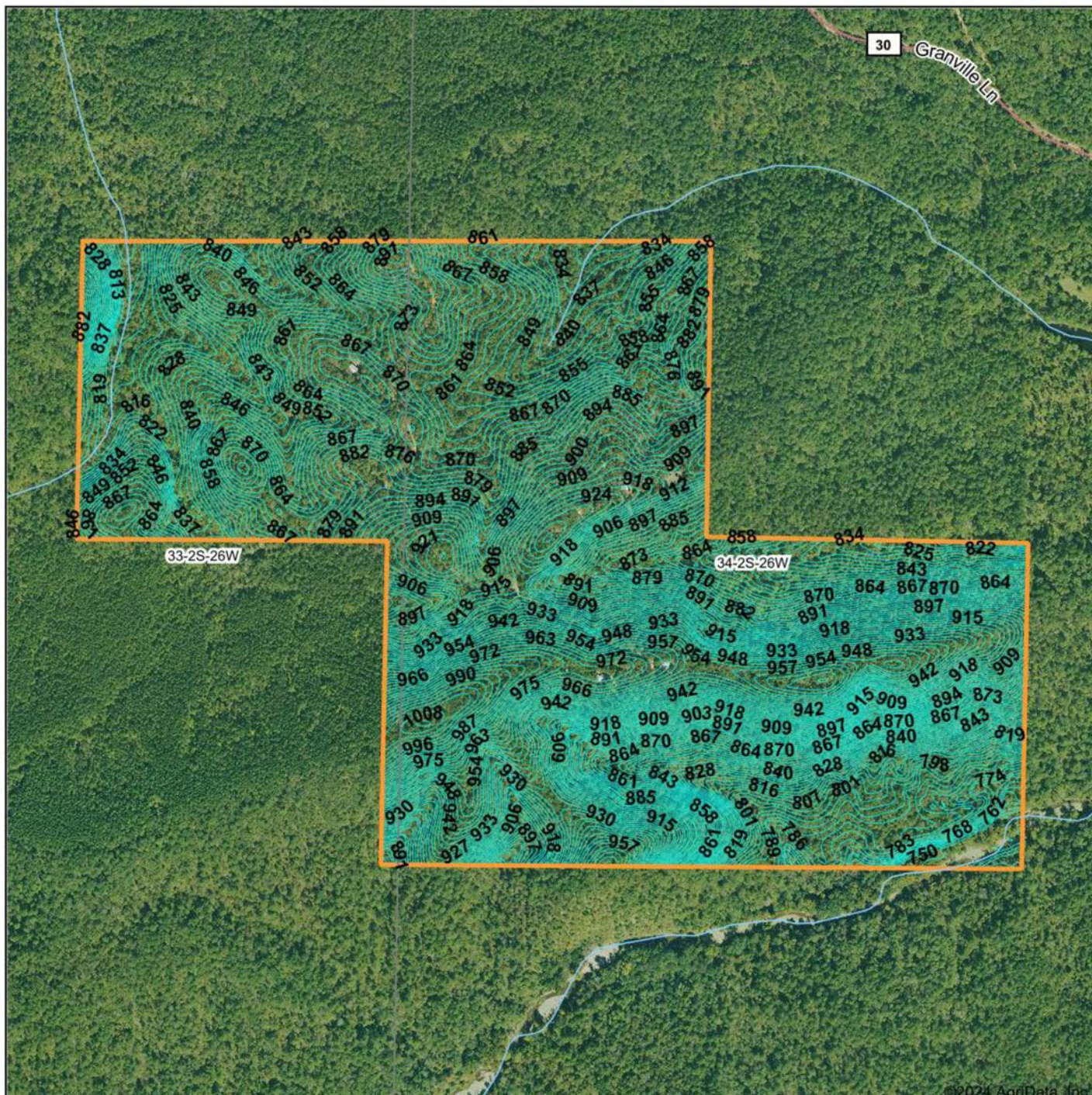
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34-2S-26W
Montgomery County
Arkansas



12/2/2024

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 742.9

Max: 1,012.5

Range: 269.6

Average: 878.8

Standard Deviation: 51.02 ft

0ft 657ft 1315ft

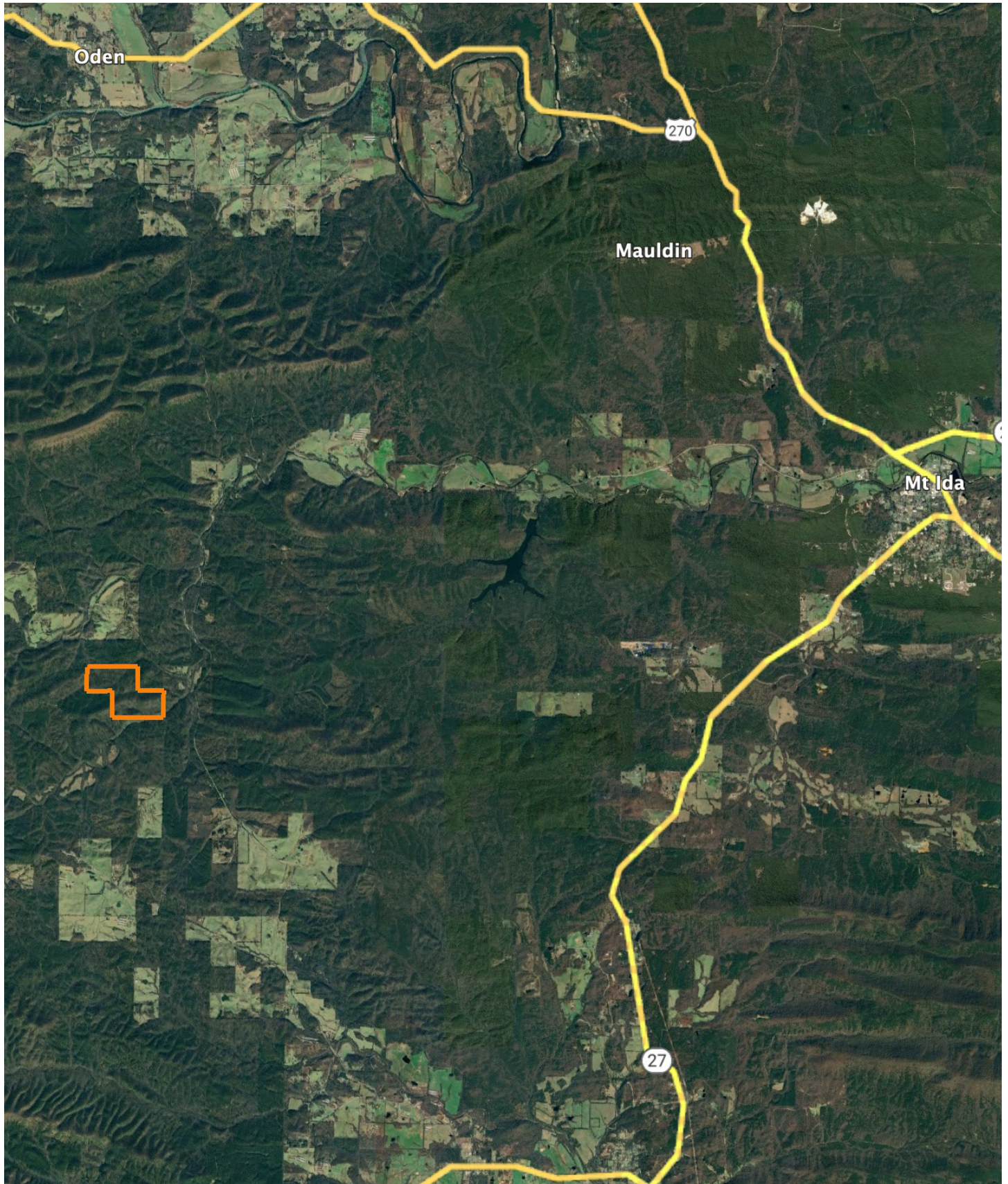


12/2/2024

34-2S-26W
Montgomery County
Arkansas

Boundary Center: 34° 31' 42.68, -93° 46' 22.74

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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