

MIDWEST LAND GROUP PRESENTS

46 ACRES IN

# POPE COUNTY ARKANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# COUNTRY HOMESTEAD WITH HORSE BARN AND ARENA

Properties with improvements centered around horses and the Western lifestyle are few and far between. This 46 +/- acre homestead is just that, with finishes and features that complement the Western way of life. The just over 1,900 square foot two-story log home has enough room for the whole family, with five bedrooms and two baths. The vaulted ceiling in the living room perfectly complements the stone fireplace, as well as the loft that accesses the two upstairs bedrooms. Covered porches and a sunroom make for the perfect spaces to enjoy time with friends and family outside.

The 46 +/- acres is a mixture of pasture and timber, with rolling topography and three ponds. Fenced and cross-fenced pastures perfectly tie into the horse barn and

pipe arena. The seven-stall horse barn has hay managers and easy access doors, as well as a finished tack room, along with water and power. A fenced alley leads from the horse barn to the arena and round pen. The pipe arena is approximately 75'x150' and has lights, head and heel boxes, and a roping chute. Behind the arena, a 40-foot pipe and a round wood pen are tied in perfectly.

Multiple outbuildings give an ample amount of storage for all things farm and homestead-related. This property is located 30 minutes from Russellville and 20 minutes from Hector. Farms with horse improvements like these do not come to market often; call today to schedule your showing!





# PROPERTY FEATURES

PRICE: **\$295,000** | COUNTY: **POPE** | STATE: **ARKANSAS** | ACRES: **46**

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- 1,900 square foot log cabin home
- Fenced and cross-fenced pasture
- Seven-stall horse barn with a tack room
- Arena with roping chute and boxes
- Nice round pen
- Pipe fencing
- Three ponds
- 5-bedroom home
- 2 baths
- Vaulted ceiling in living room
- Stone fireplace
- Covered porches and sunroom
- Outbuildings
- City water and well for backup
- Rolling topography
- Hay meadow
- Horse pasture next to the barn
- 30 minutes from Russellville
- 20 minutes from Hector
- Cherokee WMA nearby





# LOG CABIN HOME

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The just over 1,900 square foot two-story log home has enough room for the whole family, with five bedrooms and two baths. Covered porches and a sunroom make for the perfect spaces to enjoy time with friends and family outside.





# FENCE AND CROSS-FENCED PASTURE

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## THREE PONDS

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# ARENA WITH ROPING CHUTE AND BOXES

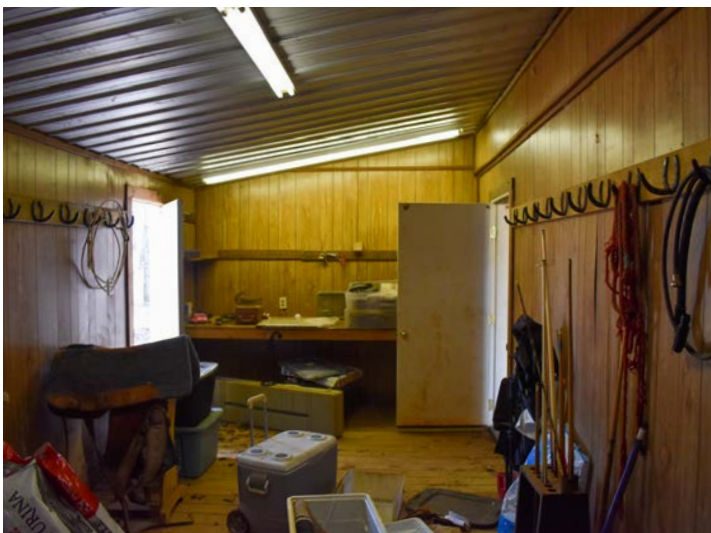
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# SEVEN-STALL HORSE BARN AND TACK ROOM

The seven-stall horse barn has hay managers and easy access doors, as well as a finished tack room, along with water and power.





# ADDITIONAL PHOTOS

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# AERIAL MAP



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Map Center: 35° 22' 51.03, -92° 54' 57.76

0ft 321ft 642ft



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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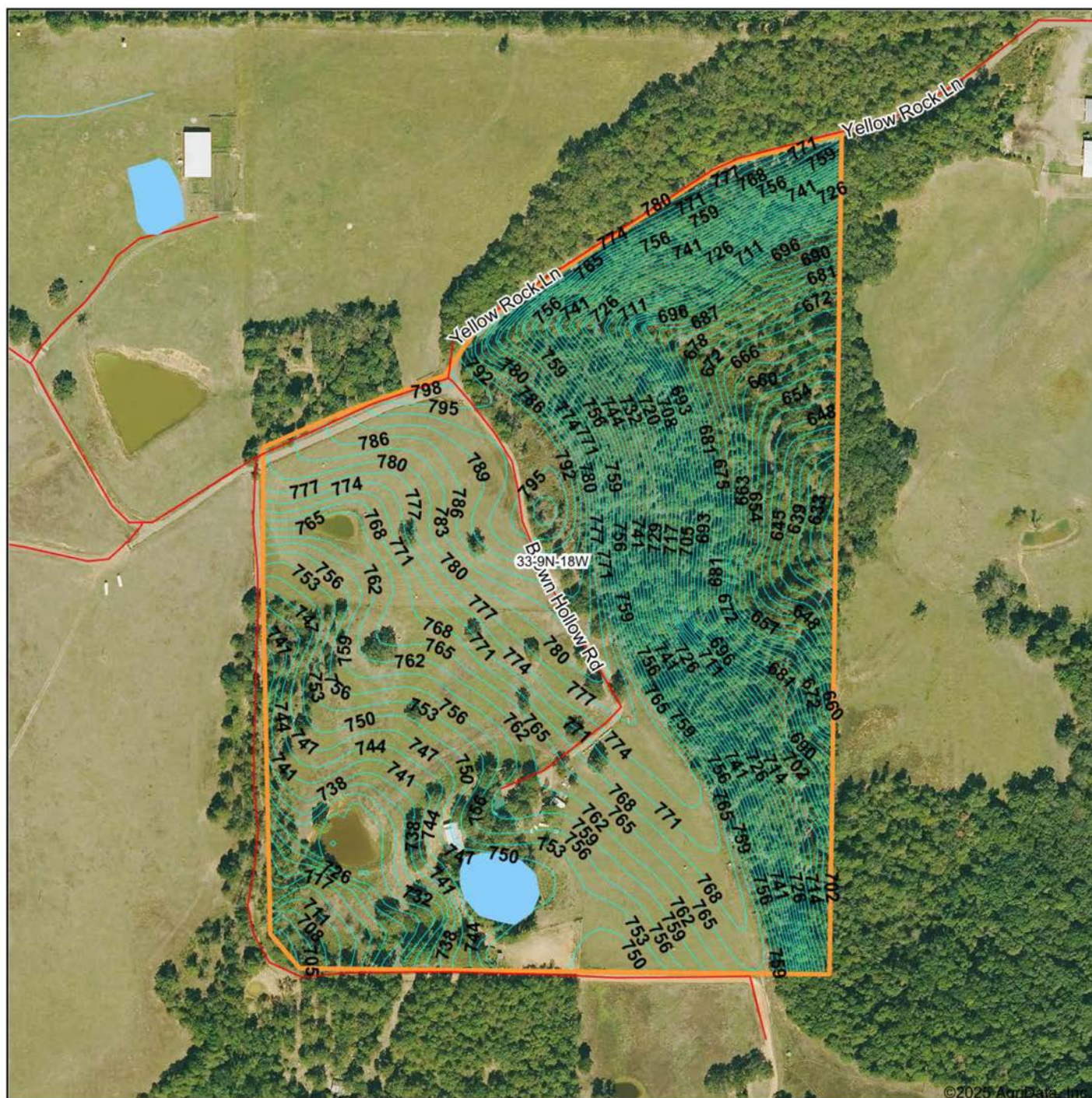
**33-9N-18W**  
**Pope County**  
**Arkansas**



2/19/2025



# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 627.4

Max: 799.7

Range: 172.3

Average: 738.2

Standard Deviation: 41.01 ft

0ft 354ft 709ft



2/19/2025

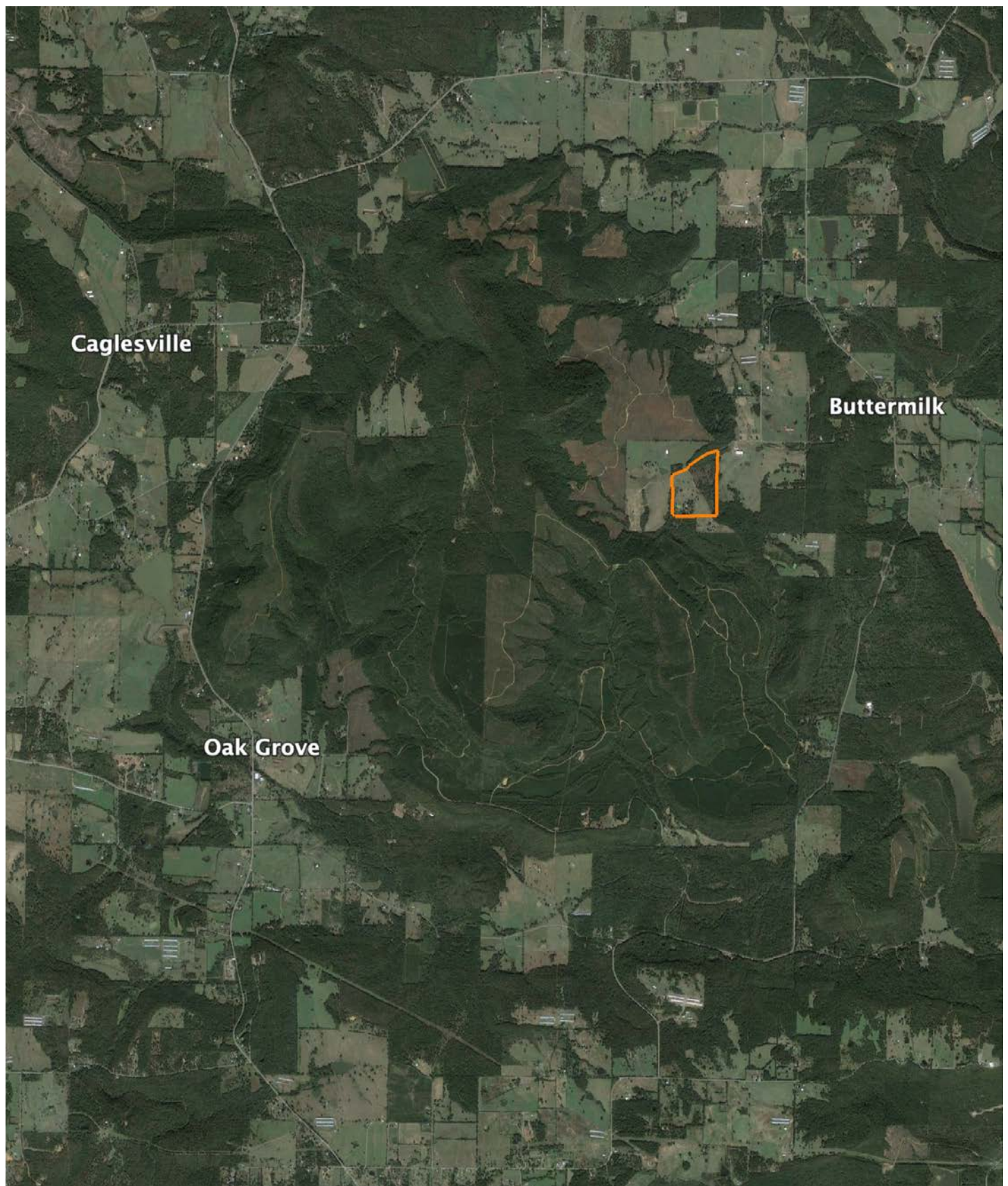
**33-9N-18W**  
**Pope County**  
**Arkansas**

Boundary Center: 35° 22' 51.03, -92° 54' 57.76



# OVERVIEW MAP

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## 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, Arkansas, Jake went to Western Yell County High School in Havana, Arkansas, and Connors State College in Warner, Oklahoma, where he graduated cum laude. Before coming to Midwest Land Group, Jake pursued a career in logistics and land management.

Since joining Midwest Land Group, Jake has worked across western Arkansas and the Arkansas River Valley assisting clients with buying and selling cattle farms, estates, homes on acreage, hunting properties, timberland, and more. When he isn't busy helping clients, you can find Jake busy on the farm taking care of his land and cattle, deer hunting, turkey hunting, fishing, or team roping. Jake, his wife Lexie, and their son Wylie reside on their farm in Danville, Arkansas. Give Jake a call today to put his experience to work for you.



**JAKE FOWLER,** LAND AGENT  
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## MidwestLandGroup.com

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