

MIDWEST LAND GROUP PRESENTS

157 ACRES IN

SCOTT COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SCOTT COUNTY FARM WITH NATIONAL FOREST BOUNDARY AND RIVER FRONTAGE

Located just eight miles outside of Waldron, along sought-after Highway 248 East, this great Scott County farm is loaded with features. 157 +/- acres span the beautiful landscape, encompassing open hay meadows, rocky river bottoms, and high ridges overlooking the valley. Approximately 30 +/- acres of open pasture are nestled in the remaining acreage that is covered in timber. The pasture land has a gently rolling topography, with an excellent build giving views of the mountains to the south. The entire northern boundary of the property adjoins the Ouachita National Forest, boasting three-quarters of a mile of frontage. Near the southern boundary of the property, the East Fork Poteau River meanders through the property and is fed by several seasonal streams that flow through the property as well.

The timbered ridges of the property have something new in store each time you traverse the terrain. Rocky creek beds, waterfalls, and a pond are a few of the features you will find on your adventures. With over 150 feet of elevation change from the northern boundary to the southern boundary of the property, this farm truly does have something for everyone, whether you enjoy flat open spaces or the ridges that are so well known in the Ouachita's. An abundance of deer and turkey are observed on the property often, making this a great opportunity for a hunting tract as well. With all of this being only eight miles from Waldron along paved Highway 248 East, just over an hour from Fort Smith, and rural water and power being available, the location is hard to beat. Call Jake Fowler today to schedule your private tour before it is gone!



PROPERTY FEATURES

PRICE: **\$449,000** | COUNTY: **SCOTT** | STATE: **ARKANSAS** | ACRES: **157**

- 157 +/- acres
- Frontage on sought-after Highway 248 East
- $\frac{3}{4}$ mile of Ouachita National Forest Boundary
- East Fork Poteau River frontage
- Excellent secluded build site
- Multiple seasonal creeks
- Pond
- City water
- Power
- Fiberoptic internet
- Additional road frontage on Willow Ridge Road
- Flat, open hay meadows
- Timbered ridges and draws
- Over 150 feet of elevation change
- Excellent deer and turkey hunting
- Eight miles from Waldron
- One hour and 15 minutes from Fort Smith



POTENTIAL BUILD SITE

57 +/- acres span the beautiful landscape, encompassing open hay meadows, rocky river bottoms, and high ridges overlooking the valley. With all of this being only eight miles from Waldron along paved Highway 248 East, just over an hour from Fort Smith, and rural water and power being available, the location is hard to beat.



POND



EAST FORK POTEAU RIVER FRONTAGE



TIMBERED RIDGES AND DRAWS



FLAT, OPEN HAY MEADOWS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 34° 55' 48.11, -93° 57' 20.52

0ft 635ft 1270ft



Maps Provided By:



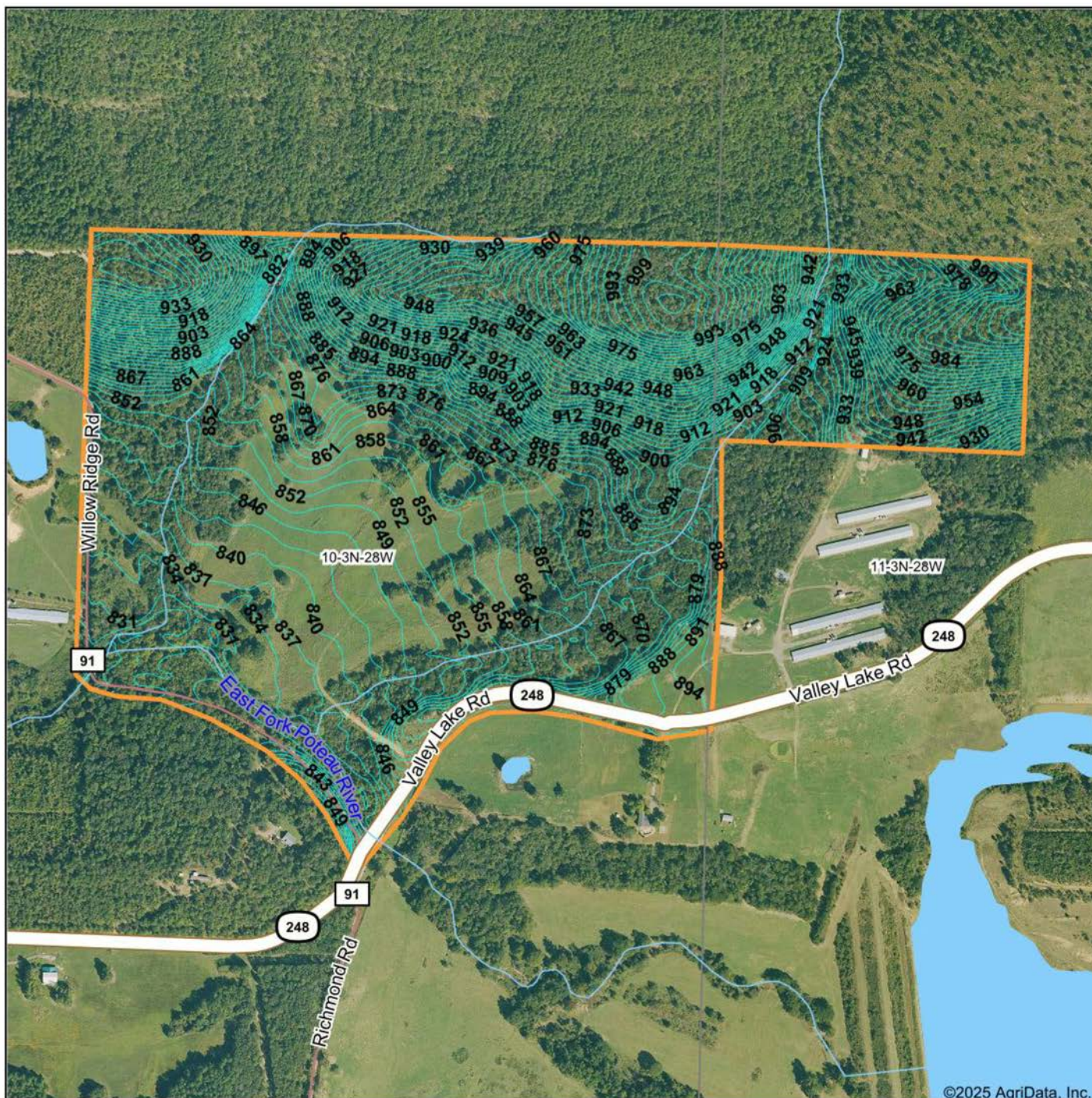
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10-3N-28W
Scott County
Arkansas



2/15/2025

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 820.3

Max: 1,009.7

Range: 189.4

Average: 891.1

Standard Deviation: 50.13 ft

0ft 661ft 1321ft

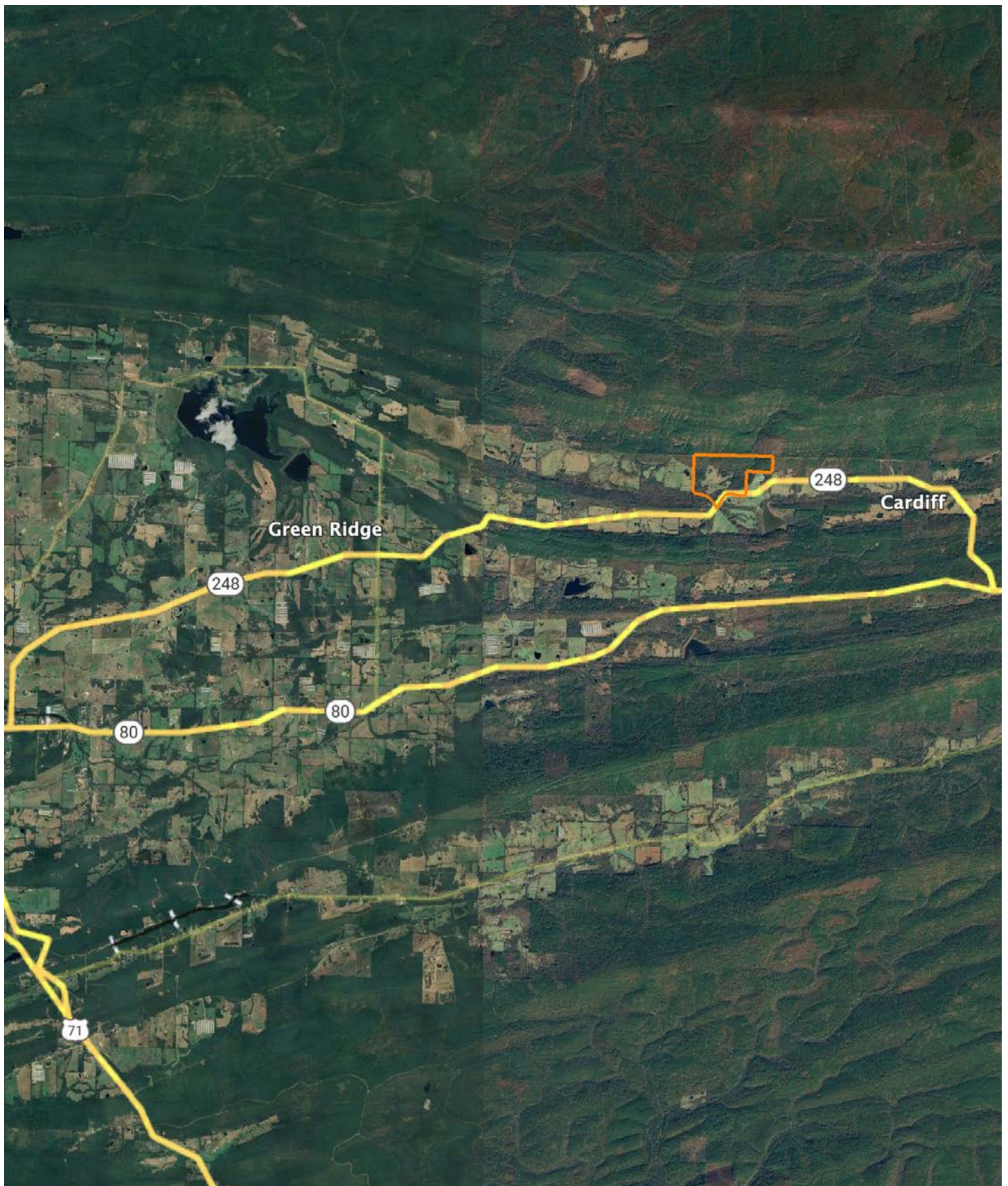


2/15/2025

10-3N-28W
Scott County
Arkansas

Boundary Center: 34° 55' 48.11, -93° 57' 20.52

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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