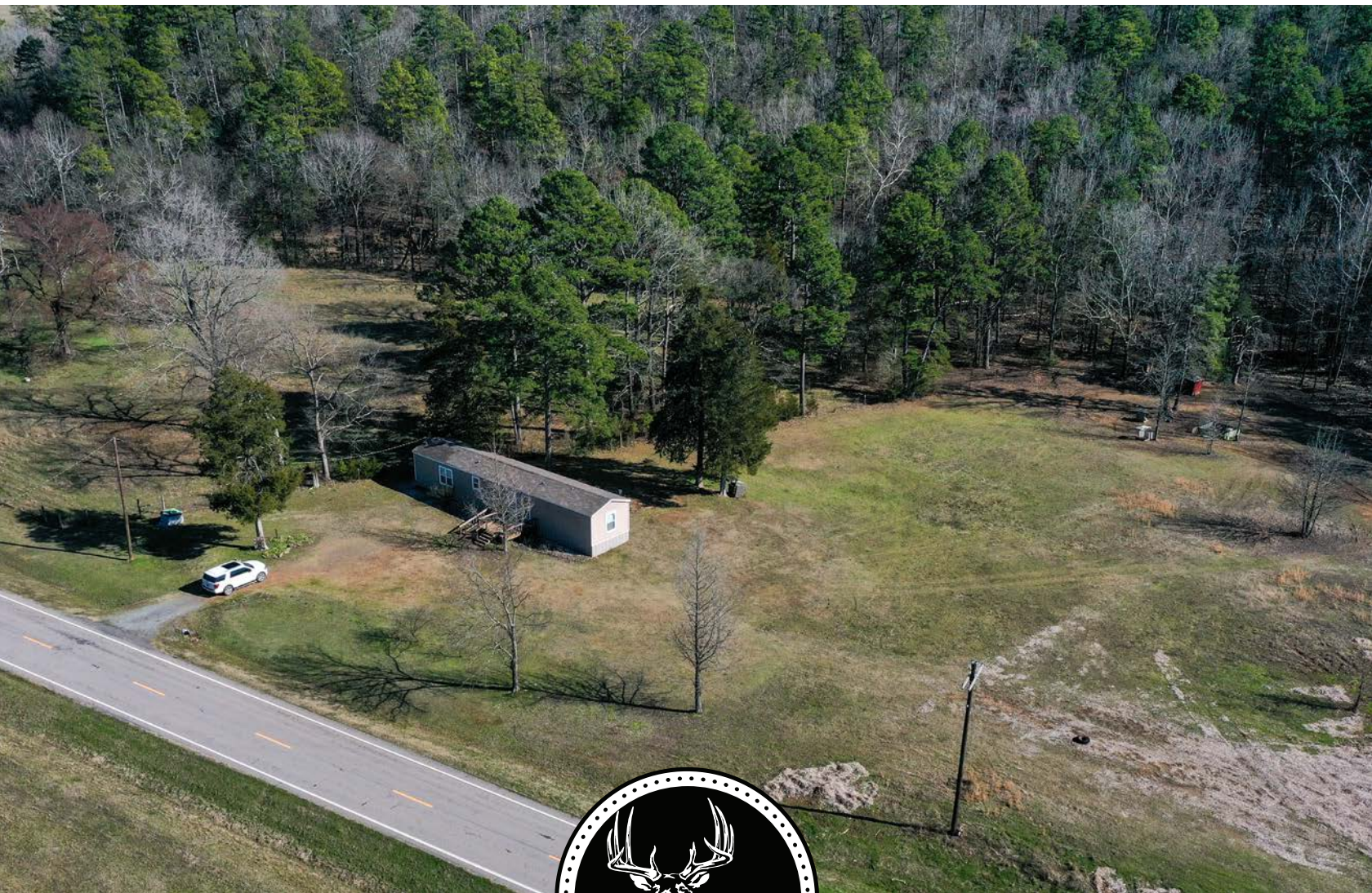


MIDWEST LAND GROUP PRESENTS

2 ACRES IN

YELL COUNTY ARKANSAS

26773 HIGHWAY 80, DANVILLE, ARKANSAS, 72833



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NEW MOBILE HOME ON 2 +/- COUNTRY ACRES

Located in the Dutch Creek Valley, between Danville and Waldron along State Highway 80, this new mobile home on two country acres is ready for its new owner.

The 2022 model mobile home is approximately 1,280 square feet, with a split floor plan. A large living, dining, and kitchen area separates the master suite from the additional bedrooms and bathroom. A laundry room just inside the back door gives generous room as well. Out front you will find a large porch with steps and a handicap ramp. The home is in like-new condition, and is move in ready. All of the improvements to this parcel have been done within the last three years. The well

pump, septic, porch, and all utility connections are in like-new condition.

The home has fiber optic high-speed internet through ArkWest, making this a great opportunity for someone looking for the country lifestyle with the ability to work from home. Access to the Ouachita National Forest is less than a half-mile away, giving access to thousands of acres of public hunting, fishing, and hiking. Danville is twenty minutes east of this home, and Waldron is thirty minutes to the west. If you are looking for a move-in ready home in the country, this property is a great option. Call today for your private showing!



PROPERTY FEATURES

PRICE: **\$130,000** | COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **2**

- 1,280 square-foot mobile home
- 3 bed, 2 bath
- 2 +/- acres
- Fiber optic internet
- Less than a half-mile Drive to the Ouachita National Forest
- Front deck
- 2022 model mobile home
- Well pump and septic new in 2022
- 20 minutes from Danville
- 30 minutes to Waldron



1,280 SQUARE FOOT MOBILE HOME



This aerial map displays a rural landscape in Iowa, featuring a red-outlined parcel labeled 3054. The map is overlaid with a grid of section numbers (1-36) and township/range labels (T35N, R25W; T35N, R26W; T36N, R26W). A winding river is visible on the left side. Road labels include Co Rd 1425, 400, 418, and 480. The parcel 3054 is situated in the center, spanning sections 27, 28, 29, 30, 31, 32, 33, 34, and 35. The map also shows various agricultural fields and a small cluster of buildings in section 26.



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AERIAL MAP



Maps Provided By:



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Boundary Center: 34° 58' 31.01, -93° 39' 26.25

28-4N-25W
Yell County
Arkansas

0ft 100ft 199ft



2/24/2025

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, 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
479.393.1997

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MidwestLandGroup.com

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