

MIDWEST LAND GROUP PRESENTS

31 ACRES IN

FRANKLIN COUNTY ARKANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

TIMBERED HOMESTEAD IN THE HEART OF THE ARKANSAS RIVER VALLEY

Located just north of Charleston, and only 30 minutes from Fort Smith, this is the homestead that you have been looking for! The 1,120 square foot cabin sits at the foot of the ridge, with a large garden and a nice pond to the west. The recently constructed cabin is nice and cozy, with tongue and groove walls, wood countertops, and accents that give it the true cabin feel. Two bedrooms and one and a half baths are accompanied by a spacious living area, a mud room, and an additional storage room. This cabin was built with the future in mind. With spray foam insulation both inside and under the cabin, as well as a metal roof and underpinning, you'll be able to rest assured that the integrity of the structure will be sound for years to come.

Out on the property, you'll find a mixture of mature pine and hardwood timber, covering the landscape in

its entirety. The property has a mixture of topography, with a long narrow ridge running along the southern boundary of the land, sloping off to a nice flat area along its northern boundary. The property owners have been working alongside the Arkansas Game and Fish Commission biologists to improve the wildlife habitat across the land. Selective timber cutting has helped to create bedding and feeding areas on the property, perfect for all wildlife. Deer and turkeys are regularly seen on the property, as well as bear and small game.

If you are looking for a homestead or a hunting property in the Arkansas River Valley, this one checks a lot of boxes. This is only 10 minutes from Charleston, 25 minutes from Ozark, and 30 minutes from Fort Smith. Call today to schedule your tour!

PROPERTY FEATURES

PRICE: **\$225,000** | COUNTY: **FRANKLIN** | STATE: **ARKANSAS** | ACRES: **31**

- 1,120 sq. ft. cabin
- 2 bed, 1.5 bath
- Pond
- Great mixture of mature pine and hardwood timber
- Varying topography
- Abundance of deer
- Turkey, bear, and small game
- Highway 215 frontage
- Two miles from the Arkansas River
- 30 minutes from Fort Smith
- 25 minutes from Ozark
- 10 minutes from Charleston

1,120 SQ. FT. CABIN



POND



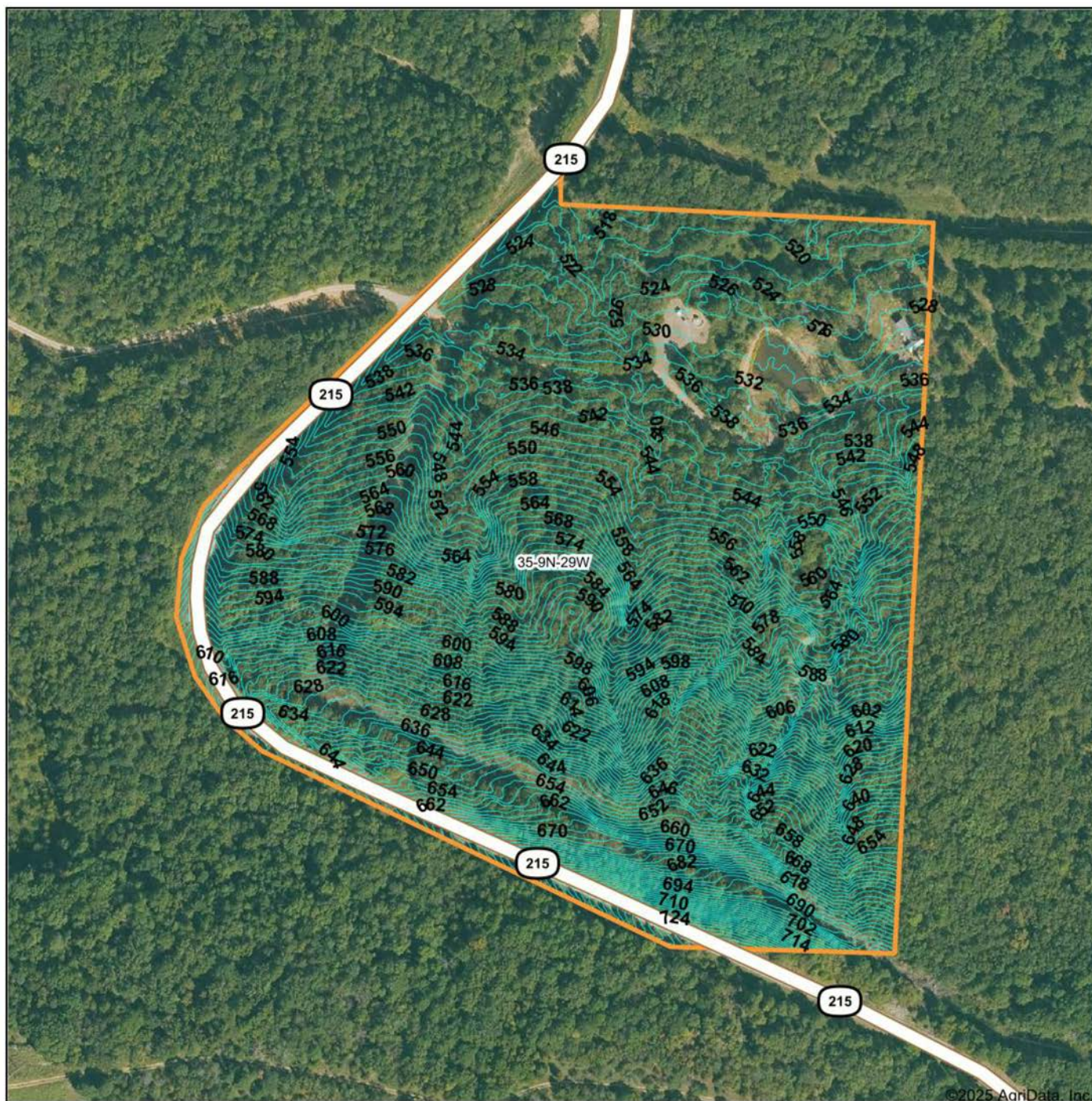
MATURE PINE AND HARDWOOD TIMBER



DEER, TURKEY, BEAR, & SMALL GAME



TOPOGRAPHY MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 514.2

Max: 737.2

Range: 223.0

Average: 585.0

Standard Deviation: 52.2 ft

0ft 283ft 566ft

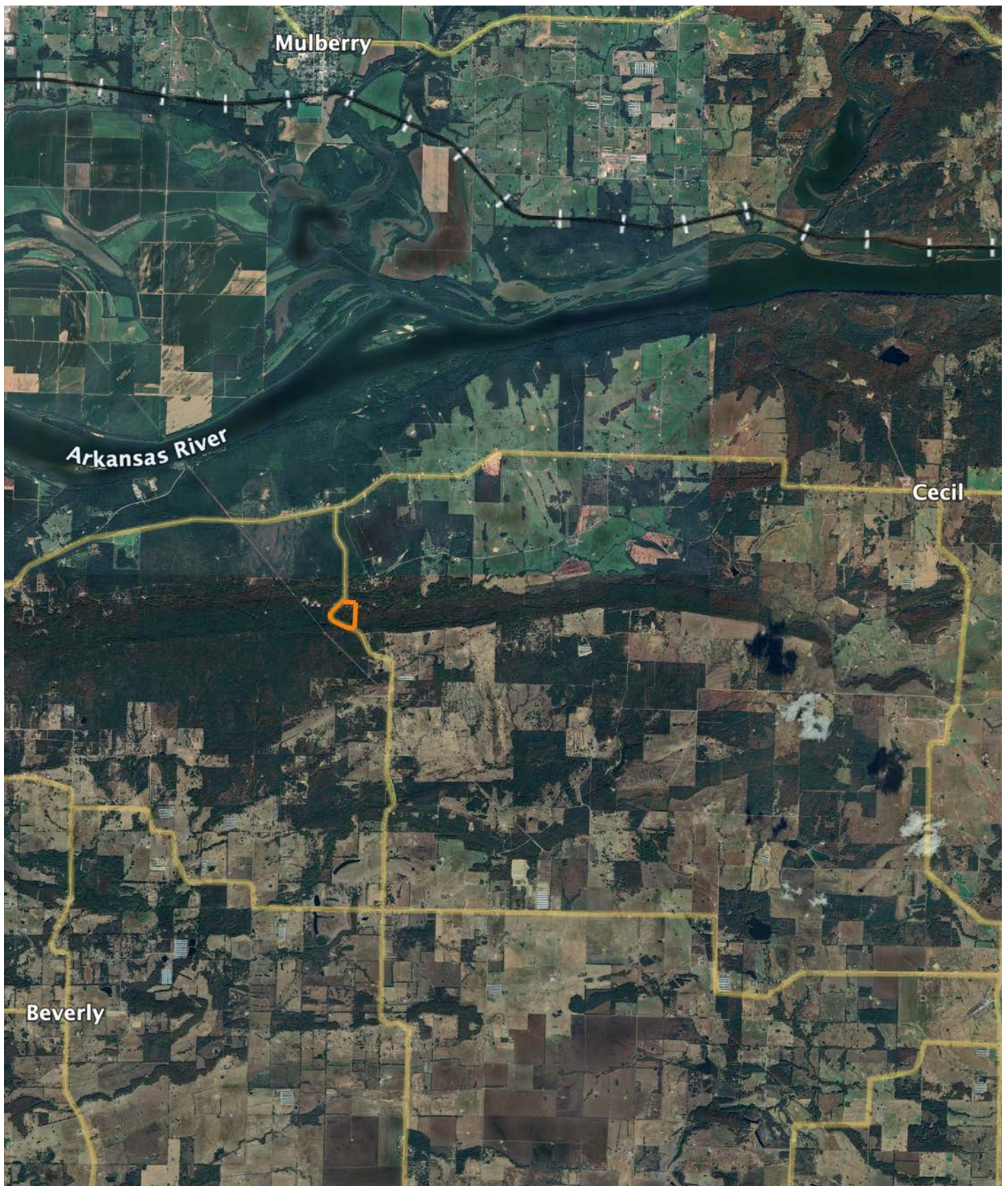


3/28/2025

35-9N-29W
Franklin County
Arkansas

Boundary Center: 35° 25' 16.32, -94° 2' 54.69

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
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