

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

MONTGOMERY COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 ACRES WITH A 15 ACRE PRIVATE LAKE AND NATIONAL FOREST BOUNDARY

Located just outside of Glenwood in a private and secluded setting, this great recreational tract is truly one of a kind. With 1.25 miles of Ouachita National Forest boundary, and a 15 acre private lake that has been recently stocked, you will search high and low to find another property with these features.

The 80 +/- acres is almost completely surrounded by national forest, with 1.25 of its 1.5 miles of boundary being shared with the Ouachita National Forest. Not only does this provide a level of privacy and seclusion that is unmatched, but also provides so many great opportunities for enjoying the public lands of the Natural State. The 15 +/- acre lake is totally private and has great opportunities for fishing and

duck hunting. The lake was recently stocked with a variety of bass, crappie, perch, and catfish. During the winter months, ducks and geese frequent the shallow backwater of the lake, giving it a great spot for waterfowl hunters. The property does not only offer waterfowl hunting and great fishing but also an abundance of deer and turkey as well. The mixture of open and timbered areas makes a perfect habitat and a great place to hunt.

Whether you are looking for a recreational property, a place to call home, or a great investment that can be enjoyed for years to come, this Montgomery County property will be hard to beat. Call today to schedule your tour of this outdoorsman's paradise.



PROPERTY FEATURES

PRICE: **\$450,000** | COUNTY: **MONTGOMERY** | STATE: **ARKANSAS** | ACRES: **80**

- 15 acre private stocked lake
- 1.25 miles of Ouachita National Forest boundary
- Great building sites
- Trails around property
- Mixture of timber and open ground
- Great deer and turkey hunting
- Private and secluded
- Frontage on Bumblebee Road
- Only 10 minutes from Glenwood
- 55 minutes from Hot Springs



15 ACRE PRIVATE STOCKED LAKE

The lake was recently stocked with a variety of bass, crappie, perch, and catfish. During the winter months, ducks and geese frequent the shallow backwater of the lake, giving it a great spot for waterfowl hunters.



OUACHITA NATIONAL FOREST BOUNDARY



GREAT BUILDING SITES



TRAILS AROUND PROPERTY



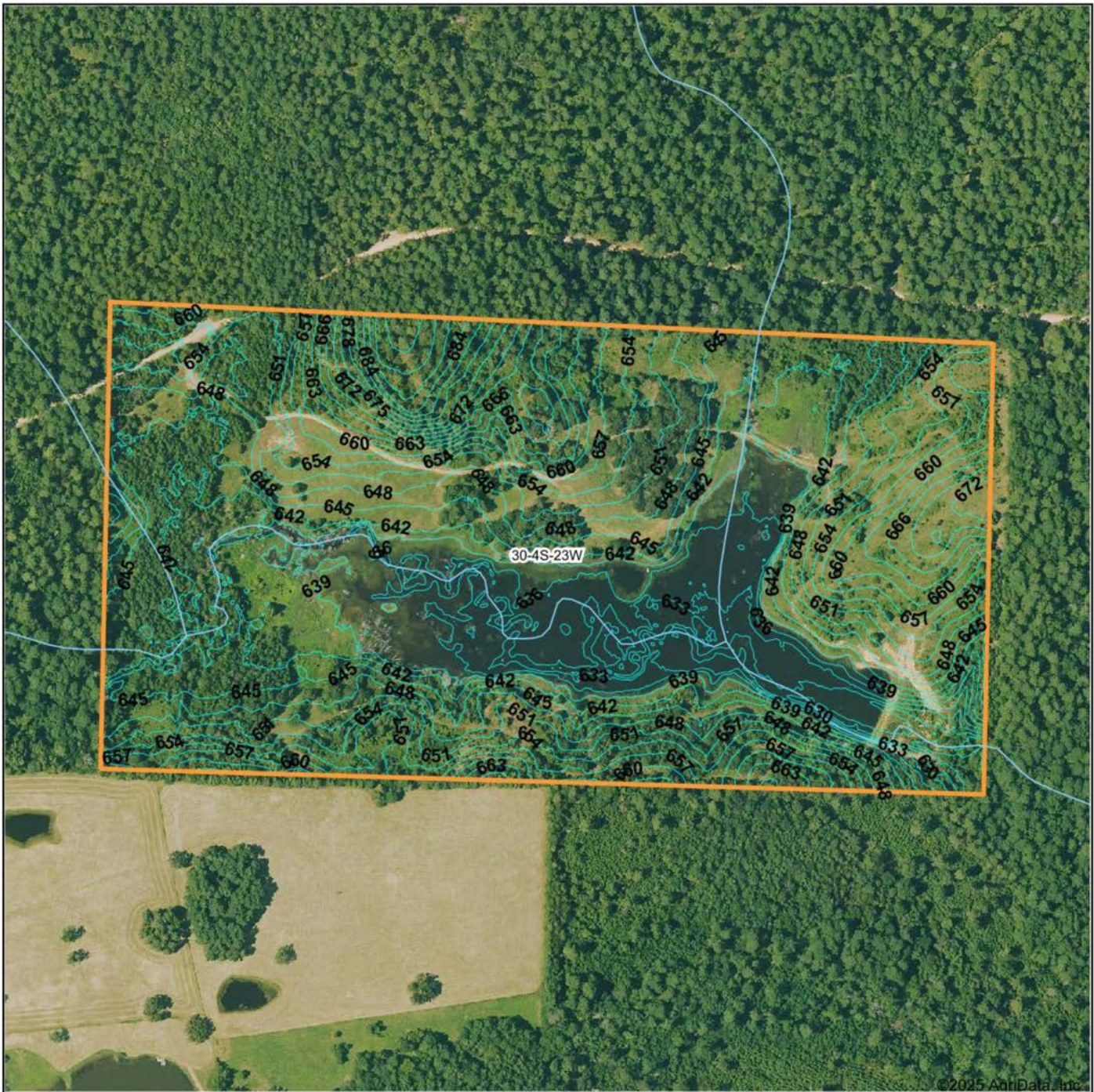
MIXTURE OF TIMBER AND OPEN GROUND



DUCK HUNTING OPPORTUNITIES



AERIAL MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 621.6

Max: 695.1

Range: 73.5

Average: 648.4

Standard Deviation: 11.94 ft

0ft 456ft 911ft

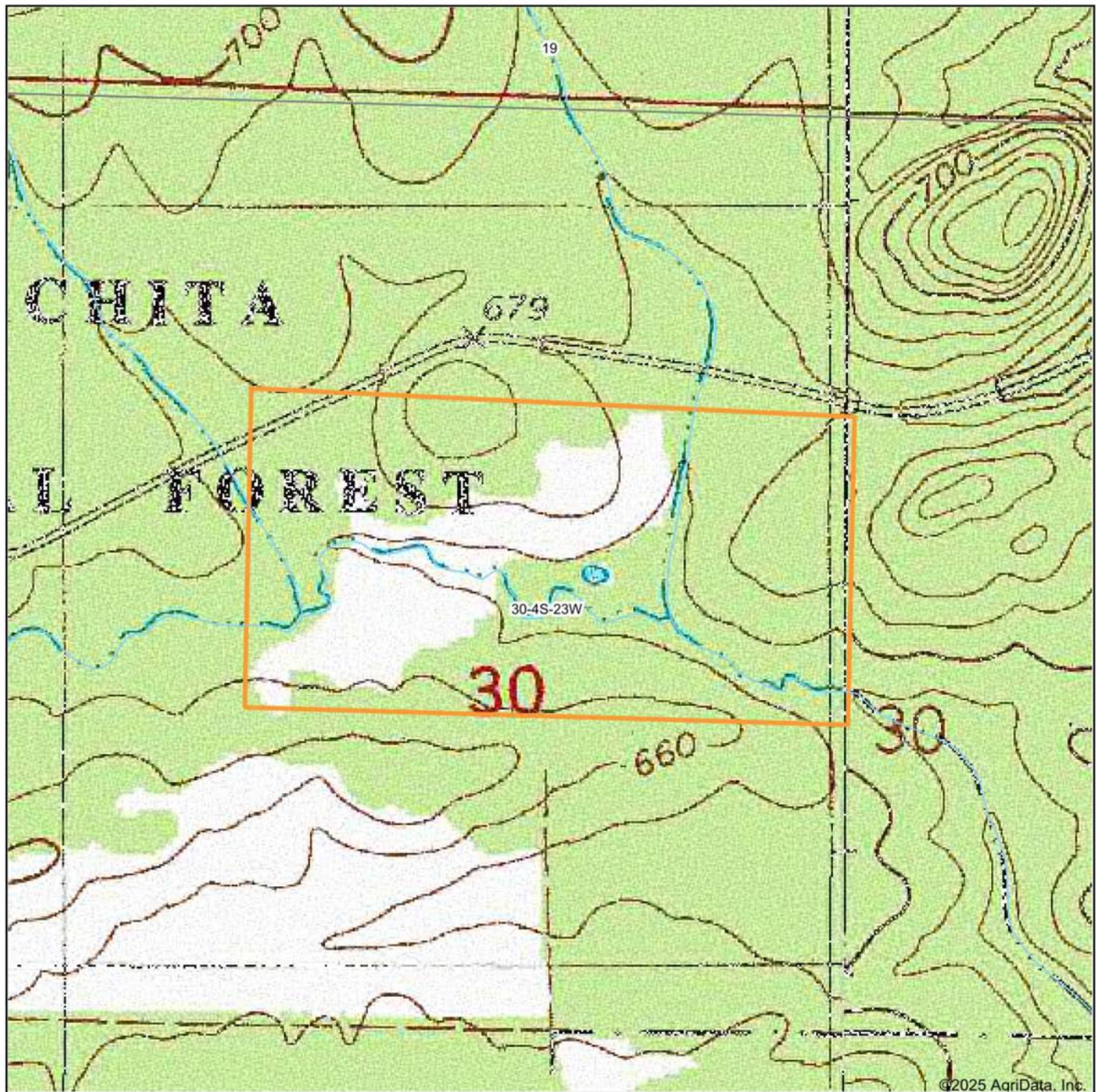


3/24/2025

30-4S-23W
Montgomery County
Arkansas

Boundary Center: 34° 21' 53.99, -93° 30' 15.84

TOPOGRAPHY MAP



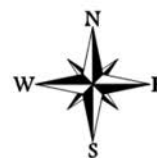
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CUSTOMIZED ONLINE MAPPING
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Map Center: 34° 21' 54.32, -93° 30' 15.84

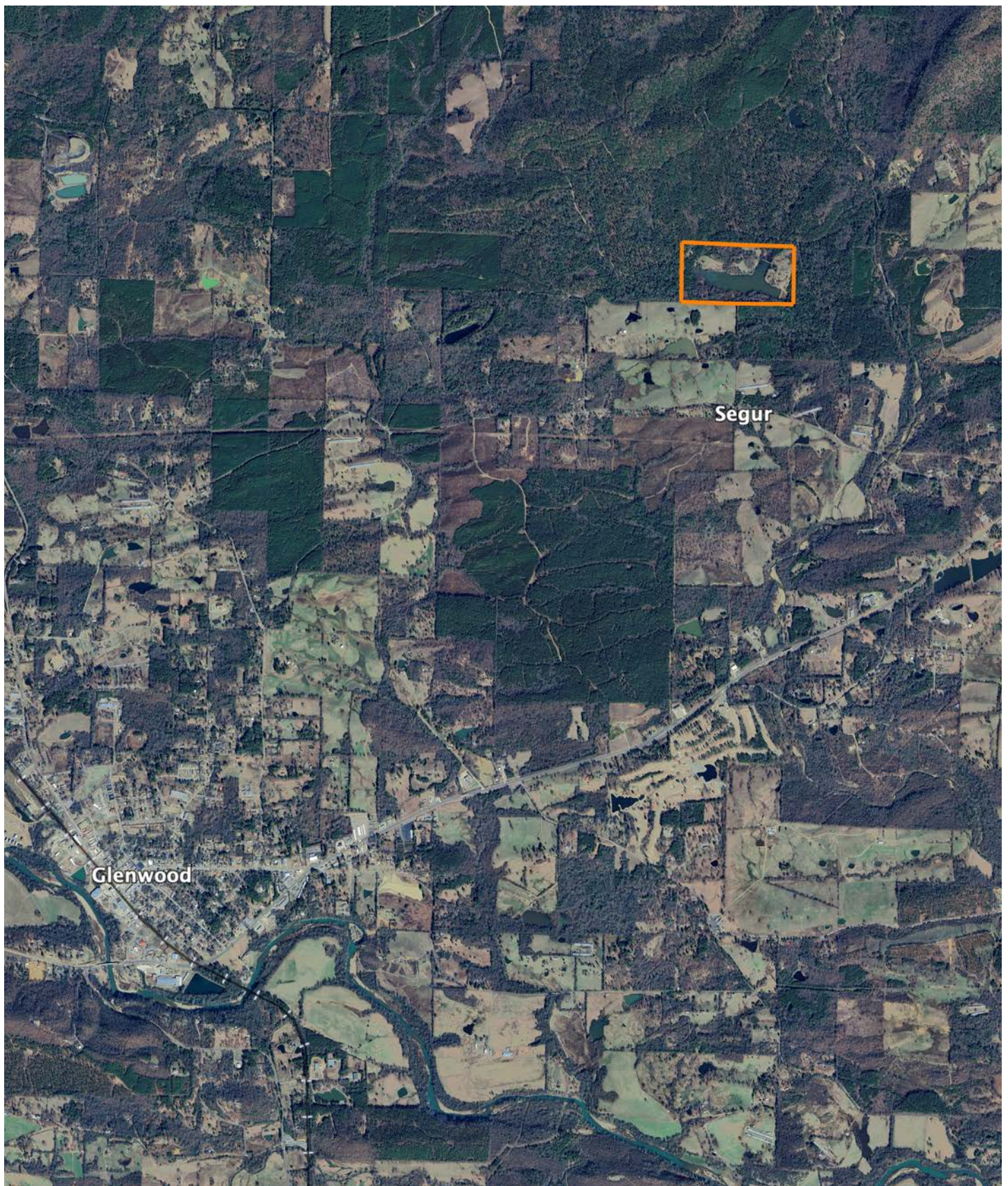
30-4S-23W
Montgomery County
Arkansas

0ft 666ft 1332ft



3/24/2025

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
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MidwestLandGroup.com

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