

MIDWEST LAND GROUP PRESENTS



326 ACRES
SCOTT COUNTY, AR

12729 East Highway 248, Waldron, Arkansas, 72958



MIDWEST LAND GROUP IS HONORED TO PRESENT

326 +/- ACRES WITH 25 +/- ACRE PRIVATE LAKE AND OUACHITA NATIONAL FOREST BOUNDARY

Located conveniently out of Waldron along Highway 248 lies this 326 +/- acre outdoorsman's paradise. If you have been looking for a property to hunt, fish, farm, or a peaceful place to call home, this one will be hard to beat. Lush meadows, timbered ridges, and breathtaking views of the private lake are just a few highlights of this wonderful Ouachita Mountain property.

The property consists of lush pastures and meadows, combined with standing timber dotting the field edges and ridges. If water is a must-have, you will fall in love with the 25 +/- acre lake along with the East Fork Poteau River running through the property. The lake was built in 1964 and has been a private body of water its entire life. A dirt boat ramp is present making it easy to launch kayaks or a small boat, and the edges of the water are nice and clean making it easy to fish from the bank as well. The Ouachita National Forest shares approximately one and three-quarter miles of boundary with the property, giving access to hundreds of thousands of acres of excellent hunting, hiking, biking, camping, and more.

Deer and turkey are regularly seen on the property and in the area. Half of the property is perimeter fenced in nearly new five-strand barbed wire and is ready to run livestock.

As you drive down the paved, tree-lined driveway approaching the home you will have to take notice of the beautiful country setting. The 2,500 +/- square foot two-story home is nicely finished, with a spacious living room, large kitchen, three beds, and two and a half baths. The main living areas of the home along with the master suite are downstairs, and the two additional bedrooms and one bathroom are upstairs. Outside you will find three lower-level porches, one of those being screened in, along with a second-story balcony overlooking the front yard. A two-car carport and a two-car detached garage are located alongside the home. The farm is conveniently located just 10 minutes outside of Waldron and just one hour from Fort Smith. Don't miss out on this unique tract of Scott County real estate, call Jake Fowler today to schedule your tour!



PROPERTY FEATURES

PRICE: **\$1,250,000** | COUNTY: **SCOTT** | STATE: **ARKANSAS** | ACRES: **326**

- 326 +/- acres
- 25 +/- acre private lake
- 1.75 miles of Ouachita National Forest Boundary
- 2,500 +/- square foot two-story home
- East Fork Poteau River frontage
- Great mixture of pasture and timberland
- Excellent five-strand barbed wire fencing and cross-fencing
- Hay meadow
- Two additional ponds
- Highway 248 Frontage
- Rural water
- 3 bed, 2 bath home
- Paved driveway
- Two RV hookups
- Two-car carport
- Unfinished two-car garage
- Storm cellar
- Small barn
- Great rolling topography
- Timbered ridges and draws
- Abundance of deer and turkey
- 10 minutes from Waldron
- 1 hour from Fort Smith



3 BED, 2 BATH HOME

The 2,500 +/- square foot two-story home is nicely finished, with a spacious living room, large kitchen, three beds, and two and a half baths.



ADDITIONAL INTERIOR PHOTOS



TREE-LINED PAVED DRIVEWAY

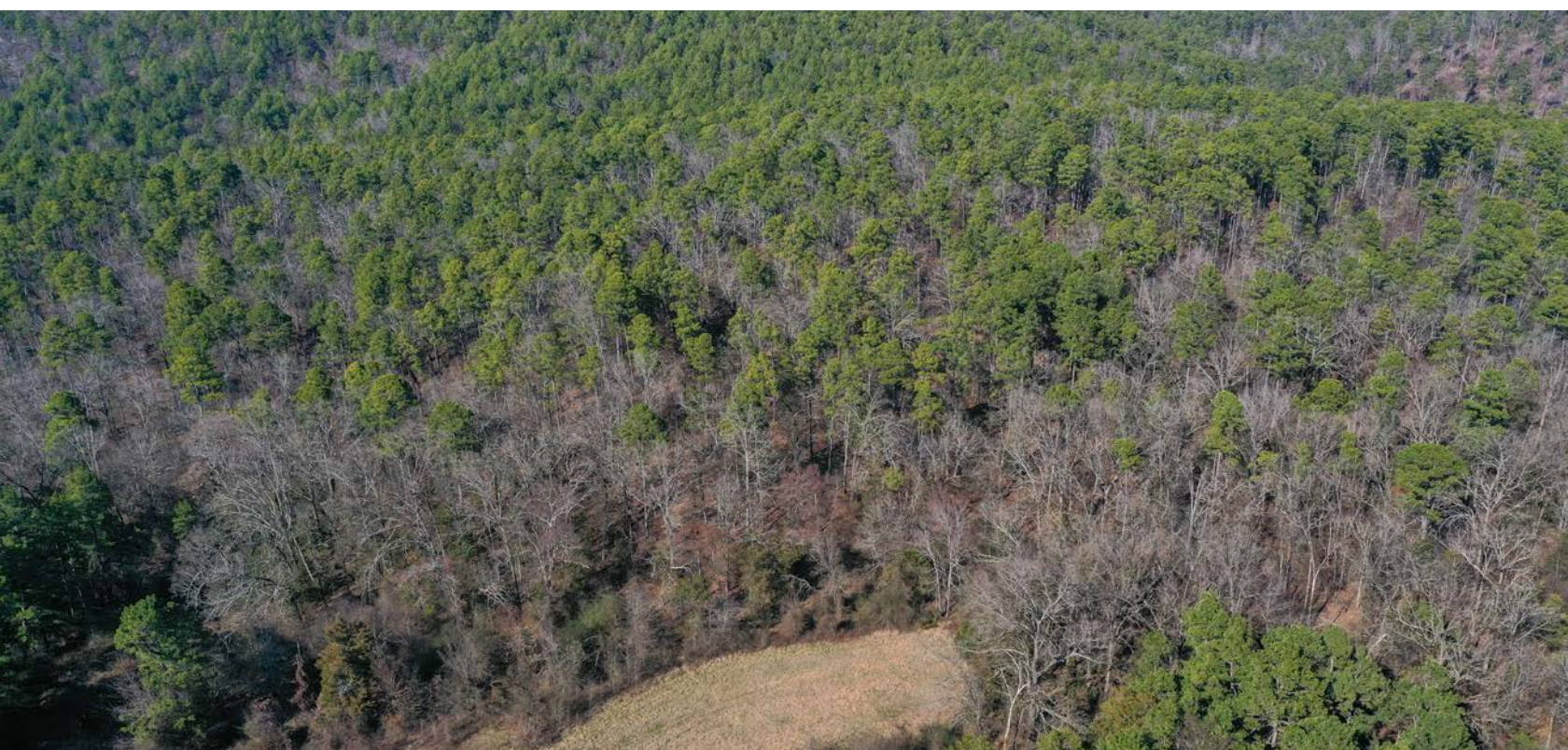


HAY MEADOW



OUACHITA NATIONAL FOREST BOUNDARY

The Ouachita National Forest shares approximately one and three-quarter miles of boundary with the property, giving access to hundreds of thousands of acres of excellent hunting, hiking, biking, camping, and more.



25 +/- ACRE PRIVATE LAKE

If water is a must-have, you will fall in love with the 25 +/- acre lake along with the East Fork Poteau River running through the property. The lake was built in 1964 and has been a private body of water its entire life.



AERIAL MAP



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Boundary Center: 34° 55' 41.25, -93° 57' 13.62

0ft 823ft 1645ft



Maps Provided By:



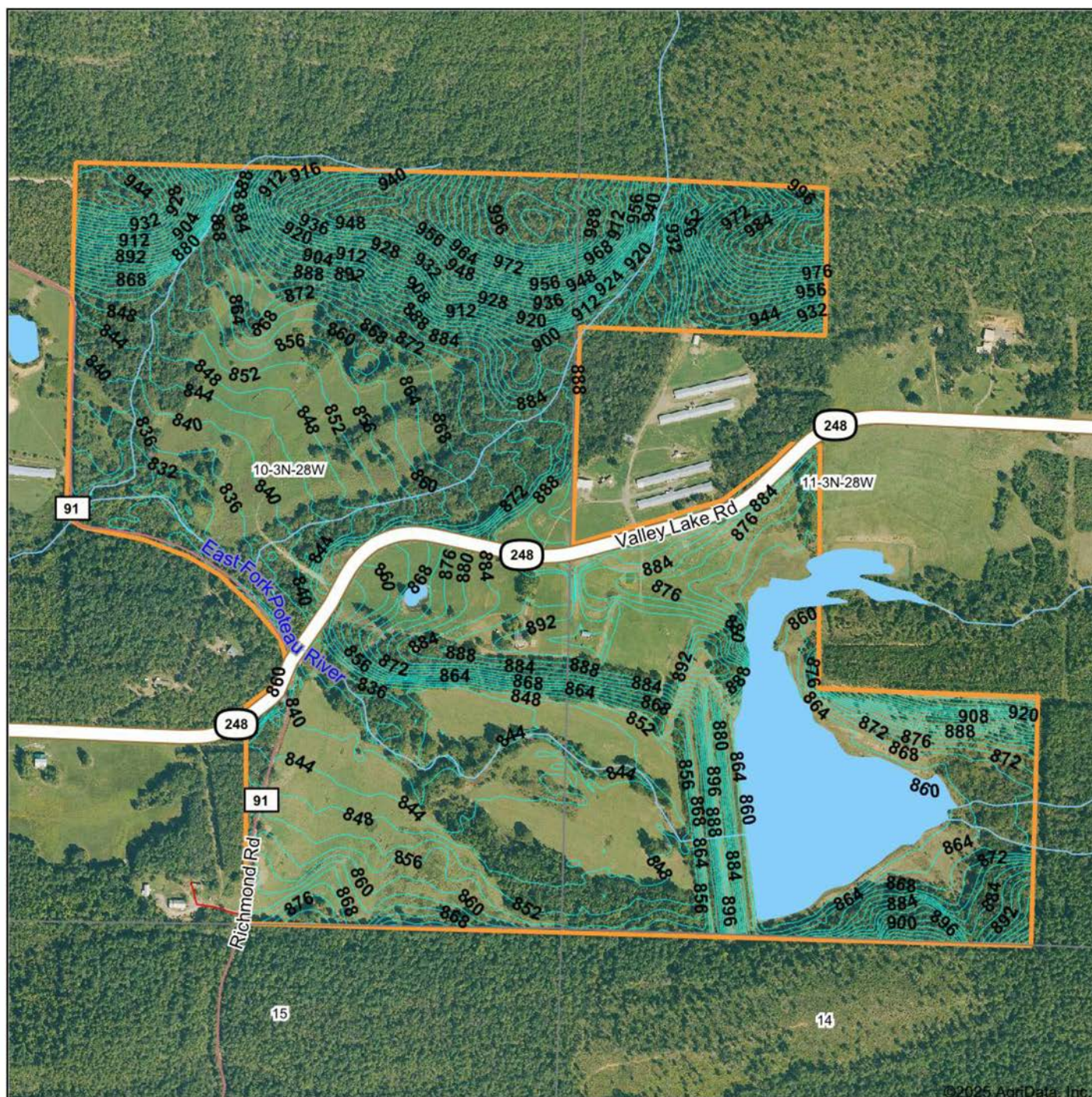
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10-3N-28W
Scott County
Arkansas



3/4/2025

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 820.5

Max: 1,009.6

Range: 189.1

Average: 877.1

Standard Deviation: 38.91 ft

0ft 820ft 1640ft



3/4/2025

10-3N-28W
Scott County
Arkansas

Boundary Center: 34° 55' 41.25, -93° 57' 13.62

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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