

MIDWEST LAND GROUP PRESENTS



15 ACRES
SCOTT COUNTY, AR

12192 Point Breeze Road, Parks, Arkansas 72950



MIDWEST LAND GROUP IS HONORED TO PRESENT

LOG SIDING HOME IN THE HEART OF THE OUACHITA'S

The mountain views in nearly every direction from the wrap-around porch of this two-story home are nothing short of awe-inspiring! This 4,900 square foot log siding home is perched atop a small knoll near the back of the 15 +/- acres that surround it. The home not only boasts an amount of square footage that is hard to find, but a combination of rustic finishes and beautiful craftsmanship. As you walk up the stone walkway to the front of the home, you will notice the beautiful masonry around the wrap-around porches, the perfect place to enjoy a cup of coffee as you watch the sunrise over the Ouachita Mountains. The main level of the home has a large living room with a vaulted ceiling and fireplace, and windows with views of the mountains. The spaciouly designed floorplan has two bedrooms and two full baths on the main level of the home, accompanied by a large laundry room just off of the two-car carport. Upstairs, two suite-style bedrooms are connected by a loft overlooking the living room. The full basement

downstairs is the perfect quiet space for a home gym, office, or separate living quarters. There is a half bath, as well as a walkout door to the rear of the home.

The 15 +/- acres is almost completely open land, with scattered varieties of mature pine and hardwood timber around the property and along its boundaries. Multiple barns and outbuildings along with the fencing that is currently in place make this a great opportunity for someone who has plans to hobby farm or homestead. A large pond out back is easily accessible and perfect for a fishing pond or watering livestock. The Ouachita National Forest is just minutes away down the gravel county road, giving great opportunities for hunting, fishing, hiking, trail riding, and enjoying The Natural State. All of this is located just 20 minutes south of Waldron and 40 minutes north of Mena. Don't miss out on this opportunity to own such a unique Scott County home, call today to schedule your tour.



PROPERTY FEATURES

PRICE: **\$555,000** | COUNTY: **SCOTT** | STATE: **ARKANSAS** | ACRES: **15**

- 4,900 square foot home
- 4 beds, 4.5 baths
- Two stories with a full basement
- 15 +/- acres
- Mountain views in almost every direction
- Minutes from the Ouachita National Forest
- Wrap-around porch
- Pond
- Custom masonry
- Fireplace
- Outbuildings and barns
- Two car carport
- Fencing
- 40 minutes from Mena
- 20 minutes from Waldron

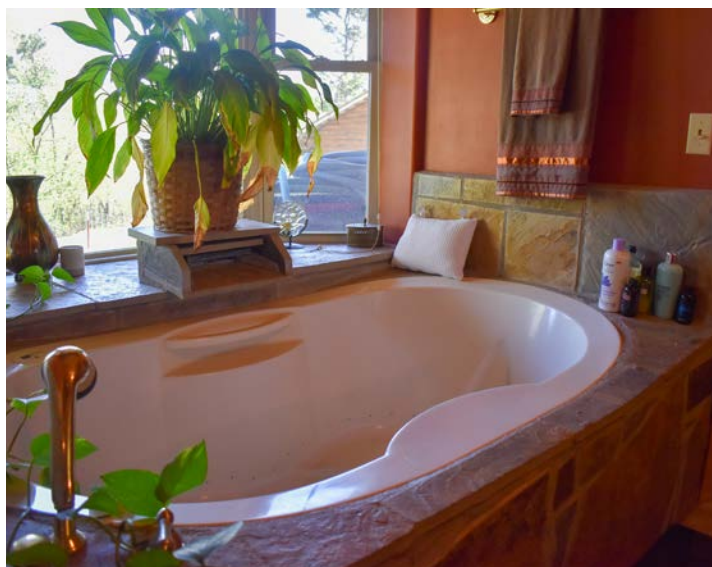


4 BED, 4.5 BATH HOME

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INTERIOR PHOTOS



POND

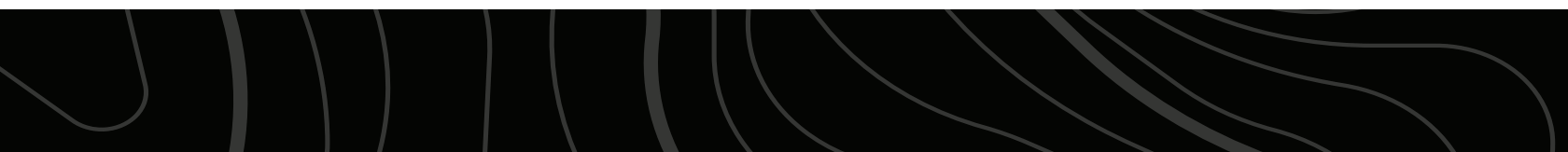


MOUNTAIN VIEWS



OUACHITA NATIONAL FOREST

The Ouachita National Forest is just minutes away down the gravel county road, giving great opportunities for hunting, fishing, hiking, trail riding, and enjoying The Natural State. All of this is located just 20 minutes south of Waldron and 40 minutes north of Mena.



OUTBUILDINGS AND BARN

Multiple barns and outbuildings along with the fencing that is currently in place make this a great opportunity for someone who has plans to hobby farm or homestead.



AERIAL MAP



Boundary Center: 34° 48' 58.36, -93° 57' 26.78

0ft 275ft 549ft



Maps Provided By:



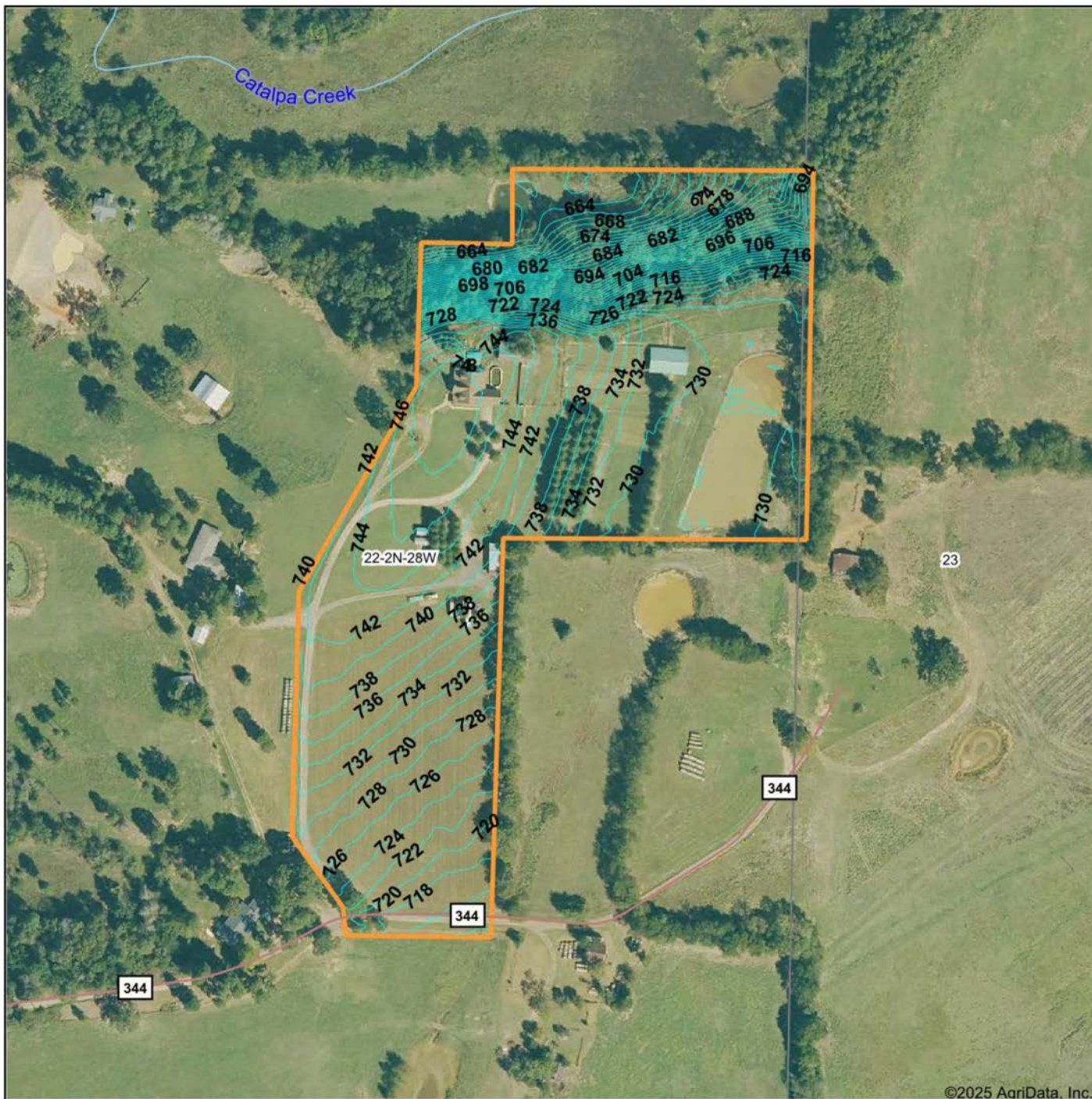
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22-2N-28W
Scott County
Arkansas



4/24/2025

TOPOGRAPHY MAP



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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 2.0
 Min: 660.2
 Max: 749.8
 Range: 89.6
 Average: 724.9
 Standard Deviation: 21.56 ft

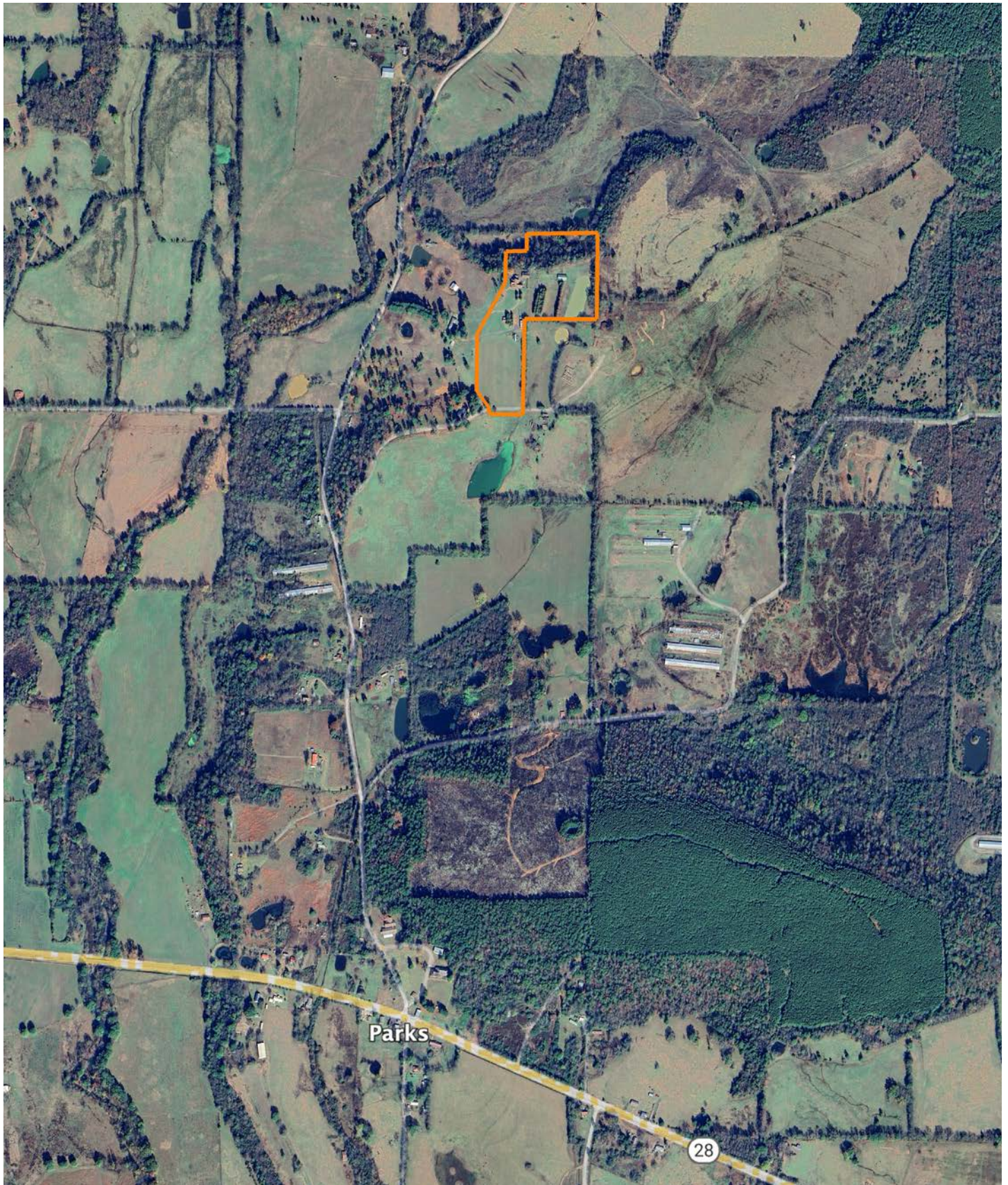


4/24/2025

22-2N-28W
Scott County
Arkansas

Boundary Center: 34° 48' 58.36, -93° 57' 26.78

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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