

MIDWEST LAND GROUP PRESENTS

4.02 ACRES

YELL COUNTY, AR

26748 HIGHWAY 80, DANVILLE, ARKANSAS, 72833



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOME AND SHOP ON 4.02 +/- COUNTRY ACRES

If you are looking for an affordable country setting to call home, you do not want to miss this opportunity! Twenty minutes west of Danville, and thirty minutes east of Waldron, this 4.02 +/- acres and home is nestled into the Dutch Creek valley, in the heart of the Ouachitas. The 1,386 square foot rock home is tucked into a grove of old growth hardwood timber, with towering oaks surrounding the homeplace providing both seclusion as well as great shade for entertaining family and friends. The three bed, one bath home is ready for a new owner to make it their own! The 7 +/- acres is mostly open land, perfect for homesteading and gardening, with timberland surrounding and scattered mature trees throughout the property. Across the property from the house, you'll find the shop and barn. The 40'x40' shop is insulated and wired, has a concrete slab, two walk-through doors, windows, and an electric overhead door.

Attached to the rear of the shop, the 40'x60' barn offers an abundance of space for any of your home, farm, and outdoor hobbies!

One of the most notable things about the home and acreage is its location. Being only a quarter mile from access to the Ouachita National Forest, giving access to hundreds of thousands of acres of public hunting and fishing, you'll always be looking forward to your next adventure. Whether you are a hunter, fisherman, or just want to find a swimming hole to enjoy with the family, the Ouachitas have something for everyone.

Fiber optic internet is available, and water is provided by a well. If you are looking for a great country home or a weekend getaway, don't overlook this great Yell County property. Call today to schedule your showing!



PROPERTY FEATURES

PRICE: **\$99,500** | COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **4.02**

- 1,386 sq. ft. home
- 3 bed, 1 bath
- 40'x40' shop with attached 40'x60' barn
- ¼ mile from Ouachita National Forest access
- Huge trees providing great shade
- Open land perfect for homestead or gardening
- 1.5 miles to Dutch Creek access
- Fiber optic internet
- Water well
- Entergy Electric
- Highway 80 frontage
- 20 minutes from Danville
- 30 minutes from Waldron



1,386 SQ. FT. HOME

A custom built home with an open concept that boasts 3 bedrooms and 2.5 bathrooms that sprawl over 2250 sq. ft. which was built in 2016.



40'X40' SHOP WITH ATTACHED 40'X60' BARN



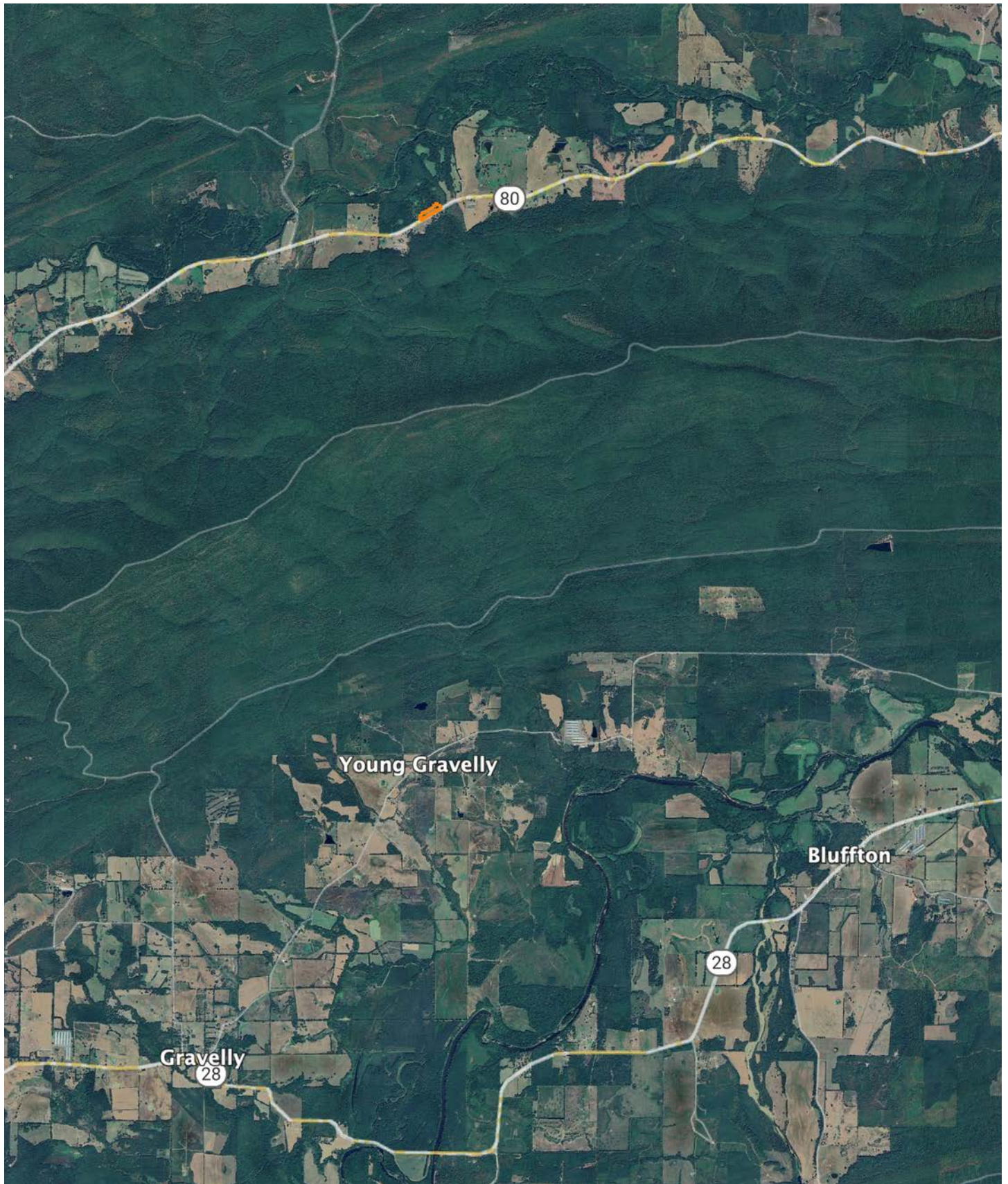
HUGE TREES PROVIDING GREAT SHADE



AERIAL MAP



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

JFowler@MidwestLandGroup.com



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