

MIDWEST LAND GROUP PRESENTS

9 ACRES IN

YELL COUNTY ARKANSAS



10355 RODEO ROAD, BELLEVILLE, AR 72824

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED BUT CONVENIENT YELL COUNTY HOME

Located just outside of Belleville, this log-sided home has been meticulously maintained and is ready for its new owner! The 2,448 square foot home is tucked onto 9 quiet acres of mature timber, providing privacy and seclusion that is unmatched on acreage of this size. An attached carport, porch, and deck all add to the amenities that this home has to offer. Just across the yard, the red iron shop provides ample storage and workspace for all things needed for rural living.

The three bed, two bath home features an open living area, with vaulted ceilings and room for entertaining family and friends. With spacious rooms, wide hallways and doors, large closets and storage spaces, it is easy to see that this home was built with forever in mind. On the main level of the home, you'll find the living area, kitchen, large laundry room, master suite, and additional bedrooms. A custom-built staircase gives way to the upstairs loft overlooking the living area, boasting 448 square feet, enough room for many different uses.

Additionally, the loft has attic access, giving an abundance of storage and easy access to utilities.

The 40'x40' red iron shop was built sparing no options as well, with tall ceilings, a roll-up door, walk walk-through door, a concrete floor, and insulation. The shop has 200-amp service, excellent lighting and wiring, and is even plumbed for a bathroom. Two 10'x40' lean-to's attached to the shop provide a great amount of storage as well.

Perhaps the most unique feature of this property is its mixture of convenience and seclusion. The 9 +/- acres are completely covered in mature timber, and there are no neighbors in sight in any direction. Neighboring properties are covered in timber as well, giving this property a true element of privacy. However, Belleville is just minutes away, and Spring Lake and the Ozark National Forest are just a short drive as well. If you are looking for a great home that is close to hunting, fishing, riding trails, and boating opportunities, but is secluded and private, you don't want to miss this one.



PROPERTY FEATURES

PRICE: **\$425,000** | COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **9**

- 2,448 +/- square foot log siding home
- 3 bed, 2 bath with loft
- Attached carport
- Over 1,300 square feet of deck and covered porch
- 40'x40' red iron shop with two 10'x40' lean-to's
- Shop has a concrete floor, insulation, power, and plumbing for a bathroom
- 200-amp service in the shop
- Spacious and comfortable home
- Open living area with vaulted ceiling
- Large laundry room
- Wide hallways and door frames
- 448 square foot loft overlooking the living room
- Large attic storage space
- Spacious closets
- Secluded yet convenient setting
- No neighbors in sight
- 9 +/- acres covered in mature timber
- Good deer hunting
- Minutes from Belleville
- Minutes from Spring Lake
- Minutes from Ozark National Forest

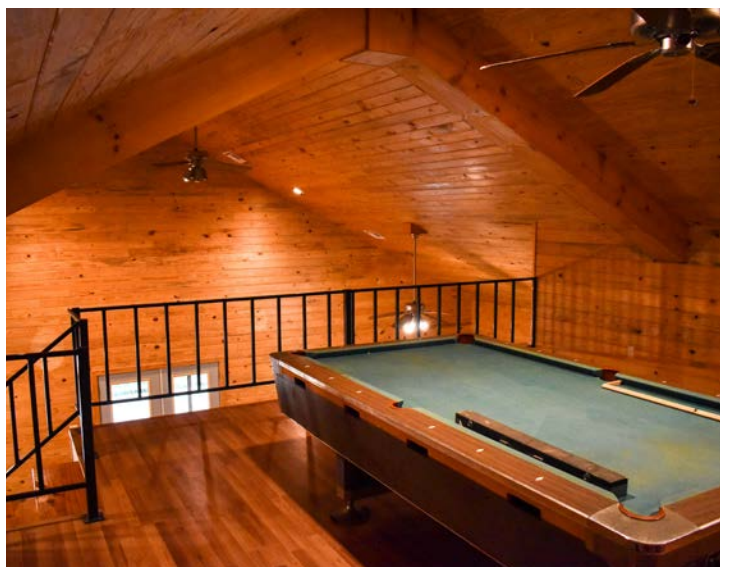


2,448 SQUARE FOOT LOG-SIDING HOME

The three bed, two bath home features an open living area, with vaulted ceilings and room for entertaining family and friends. With spacious rooms, wide hallways and doors, large closets and storage spaces, it is easy to see that this home was built with forever in mind.



INTERIOR PHOTOS



NO NEIGHBORS IN SIGHT



ACRES OF MATURE TIMBER



40'X40' RED IRON SHOP

The 40'x40' red iron shop was built sparing no options as well, with tall ceilings, a roll-up door, walk walk-through door, a concrete floor, and insulation. The shop has 200-amp service, excellent lighting and wiring, and is even plumbed for a bathroom. Two 10'x40' lean-to's attached to the shop provide a great amount of storage as well.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 6' 18.42, -93° 26' 46.4

0ft 273ft 545ft



Maps Provided By:



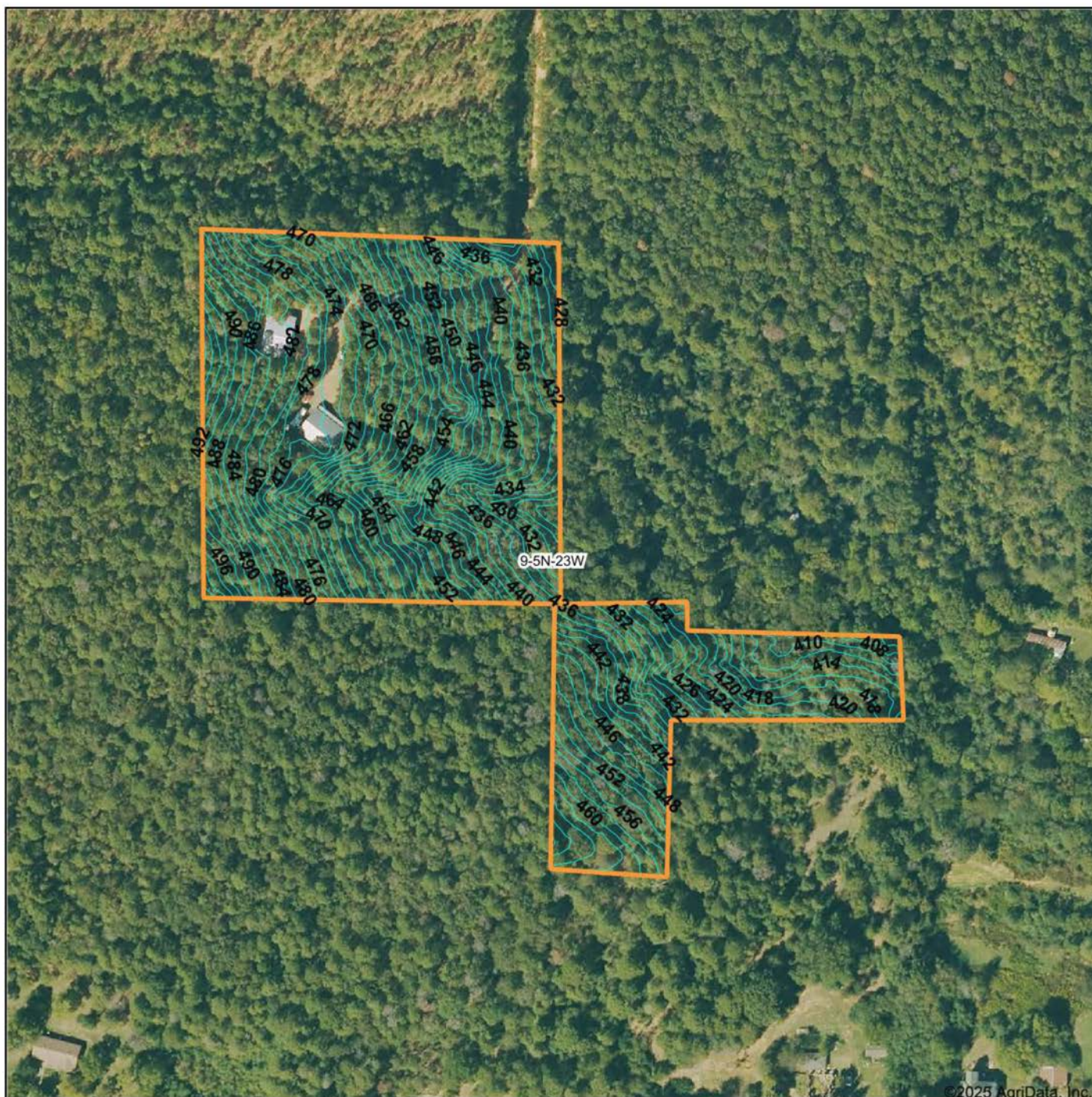
© AgriData, Inc. 2023 www.AgriDataInc.com

9-5N-23W
Yell County
Arkansas



5/21/2025

TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 404.1

Max: 503.9

Range: 99.8

Average: 454.6

Standard Deviation: 22.05 ft

0ft 229ft 458ft



5/21/2025

9-5N-23W
Yell County
Arkansas

Boundary Center: 35° 6' 18.42, -93° 26' 46.4

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



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.