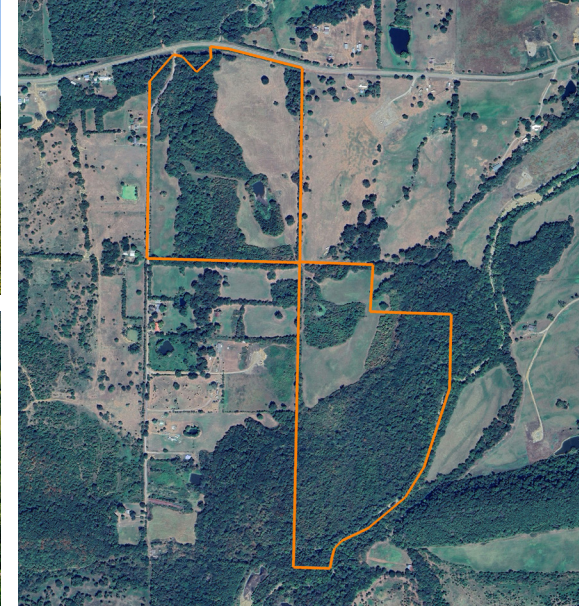


LAND FOR SALE

# WESTERN YELL COUNTY FARM WITH BUILD SITES AND GREAT VIEWS

PRICE: **\$374,000**  
COUNTY: **YELL**  
STATE: **ARKANSAS**  
ACRES: **115**



## PROPERTY FEATURES

- Mixture of pasture and timber
- Stocked pond
- Great views of Mount Magazine to the north
- Frontage on Highway 309 and Wallace Lane
- Power, city water, and fiber-optic internet available
- Multiple great build sites
- Large old-growth oak trees
- Some perimeter fencing in place
- Great views of Flood Mountain and Potato Hill Mountain to the south
- Blue Mountain Lake boat ramp just over a mile away



For more information, contact:

**JAKE FOWLER**, Land Agent

**479.718.6465** | [JFowler@MidwestLandGroup.com](mailto:JFowler@MidwestLandGroup.com)

**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.

