

MIDWEST LAND GROUP PRESENTS

17 ACRES IN

YELL COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

17 +/- CONVENIENT ACRES FOR BUILDING OR RECREATION

If you are looking for a property that combines the convenience of town, but the privacy and recreation of country living, this property is the one for you! Located at the dead end of East 12th Street, this 17 +/- acre property is as convenient as they come and is a part of one of the best neighborhoods in town. Entering the property, a nice gravel drive extends from the city street to the 40'x60' pole barn with three bay doors, which is well built and could easily be completely enclosed for a shop building. Two stocked ponds on the property provide great fishing opportunities and would make a beautiful backyard setting.

Mature oak trees line the perimeter and dot the landscape on the property, providing an element of

seclusion as well as a great habitat for the wildlife that frequents the property. All of these wild areas can be easily accessed by the ATV trails that meander through the property. There is a buildable lot at the end of East 12th Street, as well as building sites close to the shop. The shop and area around it have had material hauled in and leveled to raise the elevation out of the flood plain.

Along with city street access, this property has frontage on Highway 10, as well as Electricity, City water, Natural Gas, and fiberoptic internet available in multiple locations. If you are looking for a place to build a home in town, but want to have a piece of land to enjoy with your family, this property is one that you do not want to miss. Call today to schedule your tour!



PROPERTY FEATURES

PRICE: **\$109,000** | COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **17**

- 40'x60' pole barn
- Two ponds
- Mature oak trees
- Build sites
- City street frontage on East 12th Street
- Highway 10 frontage
- Power, water, and natural gas available
- Fiberoptic internet available
- Abundance of wildlife
- Mixture of open ground and timber
- ATV trails

40'X60' POLE BARN



TWO PONDS



HIGHWAY 10 FRONTAGE



OPEN GROUND AND TIMBER



AERIAL MAP



Boundary Center: 35° 3' 7, -93° 22' 57.09

0ft 240ft 480ft



Maps Provided By:



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31-5N-22W
Yell County
Arkansas




6/16/2025


TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 320.8


Max: 335.4

Range: 14.6

Average: 325.9

Standard Deviation: 3.61 ft

0ft 257ft 514ft

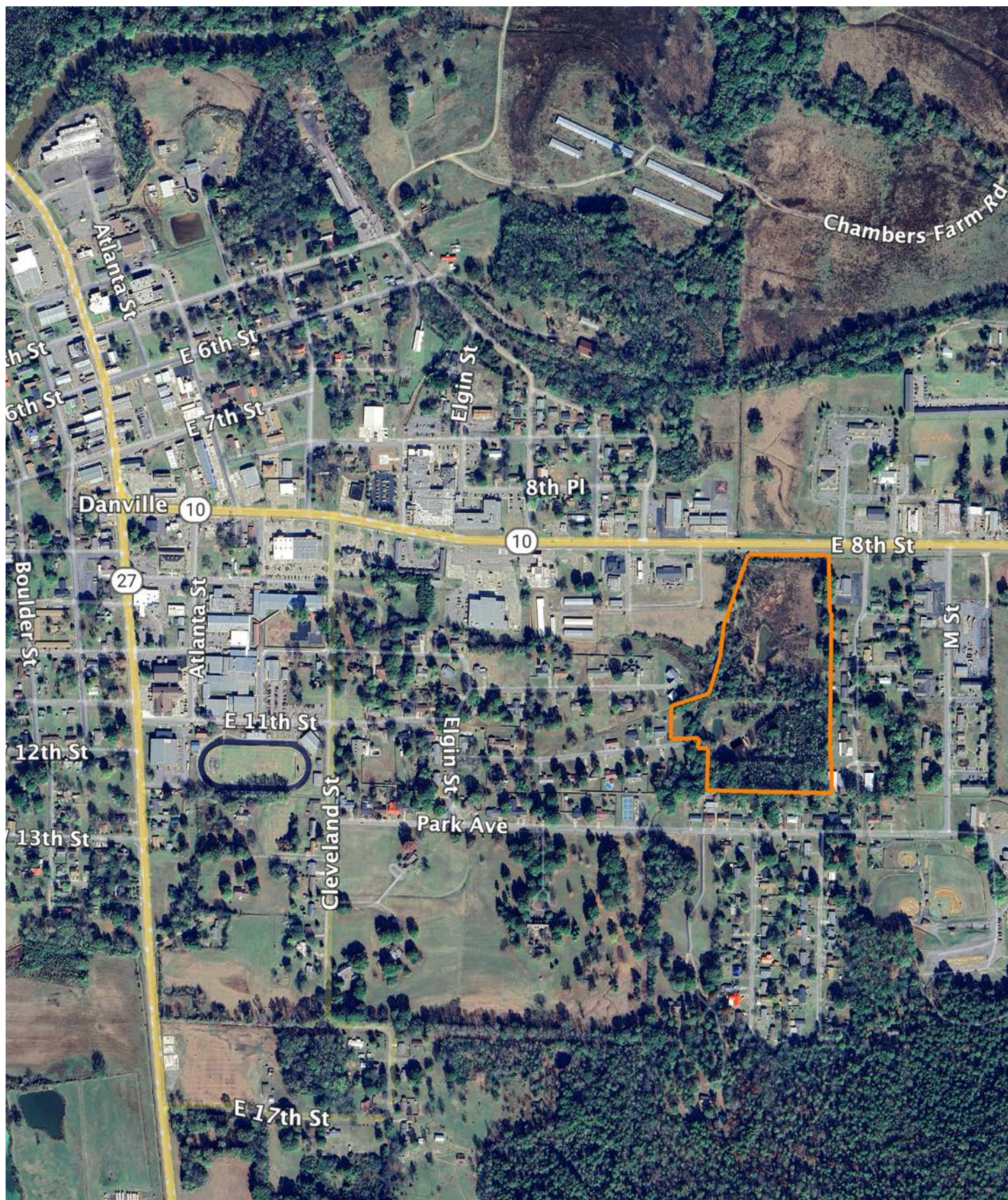


6/16/2025

31-5N-22W
Yell County
Arkansas

Boundary Center: 35° 3' 7, -93° 22' 57.09

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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