

MIDWEST LAND GROUP PRESENTS

11 ACRES IN

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# YELL COUNTY ARKANSAS



[MidwestLandGroup.com](https://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BRICK HOME AND 11 +/- ACRES JOINING THE NATIONAL FOREST

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If you're looking for the perfect slice of rural Arkansas to call home, you don't want to miss this homestead. Located between Danville and Waldron along Highway 80, this brick home and acreage has something for everyone. The spacious home boasting over 2,000 square feet sits nicely on 11 +/- acres, with a mixture of fenced pasture, timber, and Ouachita National Forest Boundary.

Totaling 2,004 +/- square feet heated and cooled, the home is spacious and comfortable. Along with the three bedrooms and two baths, there is a large laundry room, as well as an abundance of closets and storage space. The open kitchen and living area is perfect for time spent with family and friends. To the rear of the home, an attached heated and cooled addition would make an excellent man cave or workshop. An attached carport out front, along with the nearby RV cover, provides ample covered parking for your vehicles. Along with the electricity and water well, the home is wired with fiber-optic high-speed internet, and a hardy outdoor

wood heater. Outside the home, you're greeted with all of the qualities you look for in a homesite. Large hardwood trees cover a majority of the yard with deep shade, creating not only privacy but also great spaces to enjoy time outdoors. To the west of the home, the fenced pasture is perfect for a few cows or horses. Just out of the backyard, you'll find the space perfect for the outdoorsman. A seasonal creek gives way to mature timberland, with varying topography rising throughout the property before eventually adjoining the Ouachita National Forest on its southern border. Deer and turkey are frequently seen on the property and on the National Forest nearby. Access to Dutch Creek is just over a mile away, and there are many great fishing opportunities nearby. Danville is 20 minutes east of the property, and Waldron is 30 minutes to the west.

If you are looking for a rural home with room to garden, farmstead, hunt, and enjoy all things outdoors, you'll be hard pressed to find one that checks more boxes than this. Call today to schedule your personal tour!





# PROPERTY FEATURES

PRICE: **\$225,000** | COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **11**

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- 2,004 +/- sq. ft. brick home
- 3 bed, 2 bath
- 11 +/- acres
- Ouachita National Forest boundary
- RV shed
- Fenced pasture
- Fiber optic internet
- Power
- Water well
- Hardy outside woodstove
- Attached carport
- Huge hardwood trees and great shade
- Seasonal creek
- 1.5 miles to Dutch Creek Access
- Deer and turkey hunting
- Highway 80 frontage
- 20 minutes from Danville
- 30 minutes from Waldron





# 2,004 +/- SQ. FT. BRICK HOME

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The home is spacious and comfortable. Along with the three bedrooms and two baths, there is a large laundry room, as well as an abundance of closets and storage space.





# ADDITIONAL INTERIOR PHOTOS





# FENCED PASTURE

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# ATTACHED CARPORT & RV SHED

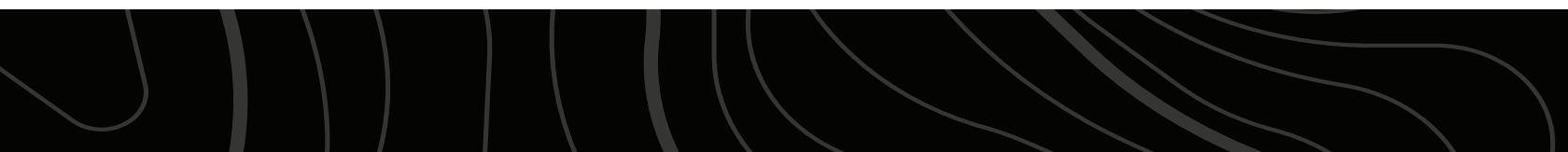
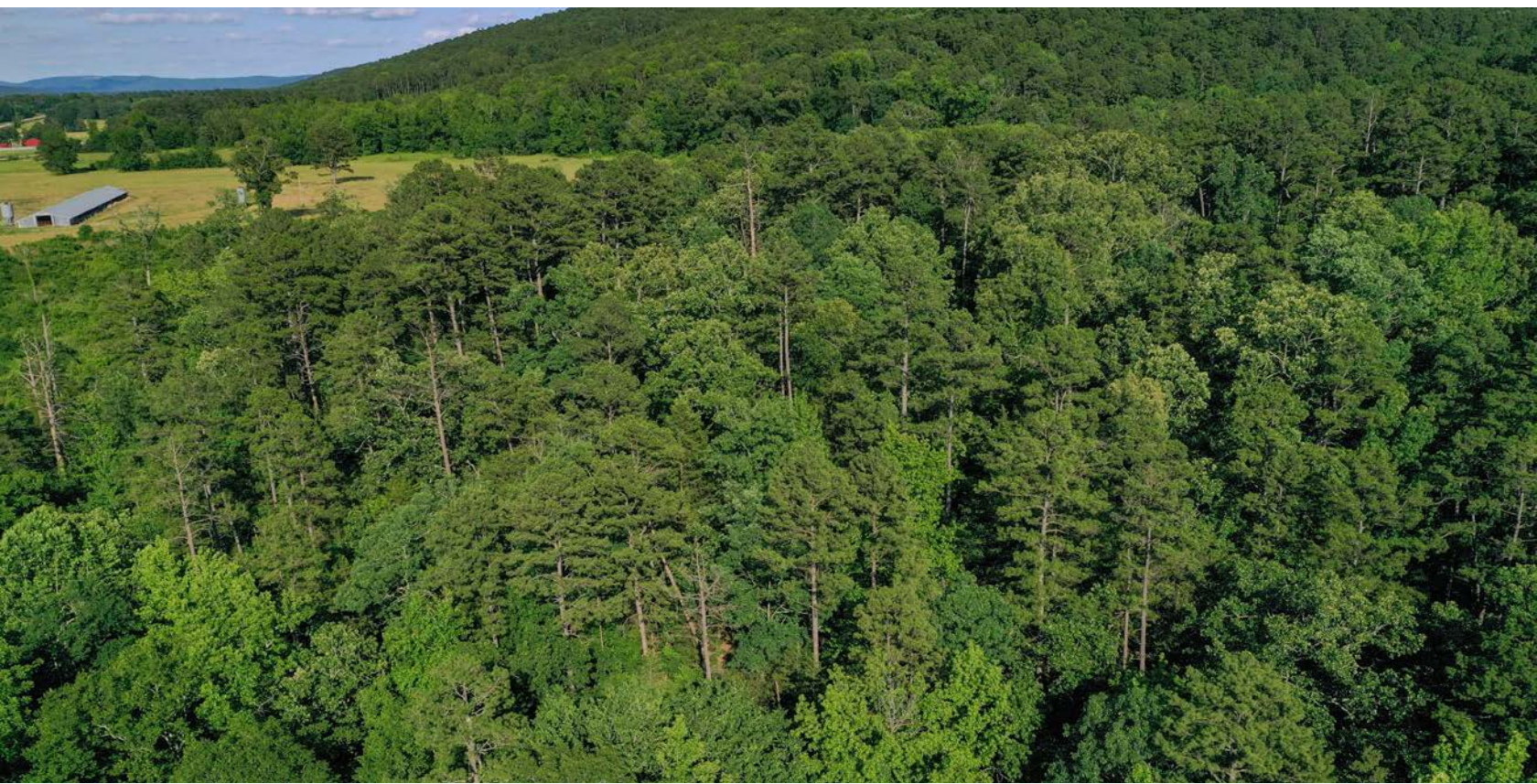
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# HUGE HARDWOOD TREES

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# ADDITIONAL PHOTOS

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# AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 34° 58' 29.61, -93° 39' 21.41

0ft 274ft 548ft



Maps Provided By:



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**28-4N-25W**  
**Yell County**  
**Arkansas**



6/2/2025



# TOPOGRAPHY MAP



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 432.2

Max: 530.1

Range: 97.9

Average: 467.4

Standard Deviation: 28.12 ft

0ft 257ft 515ft



6/2/2025

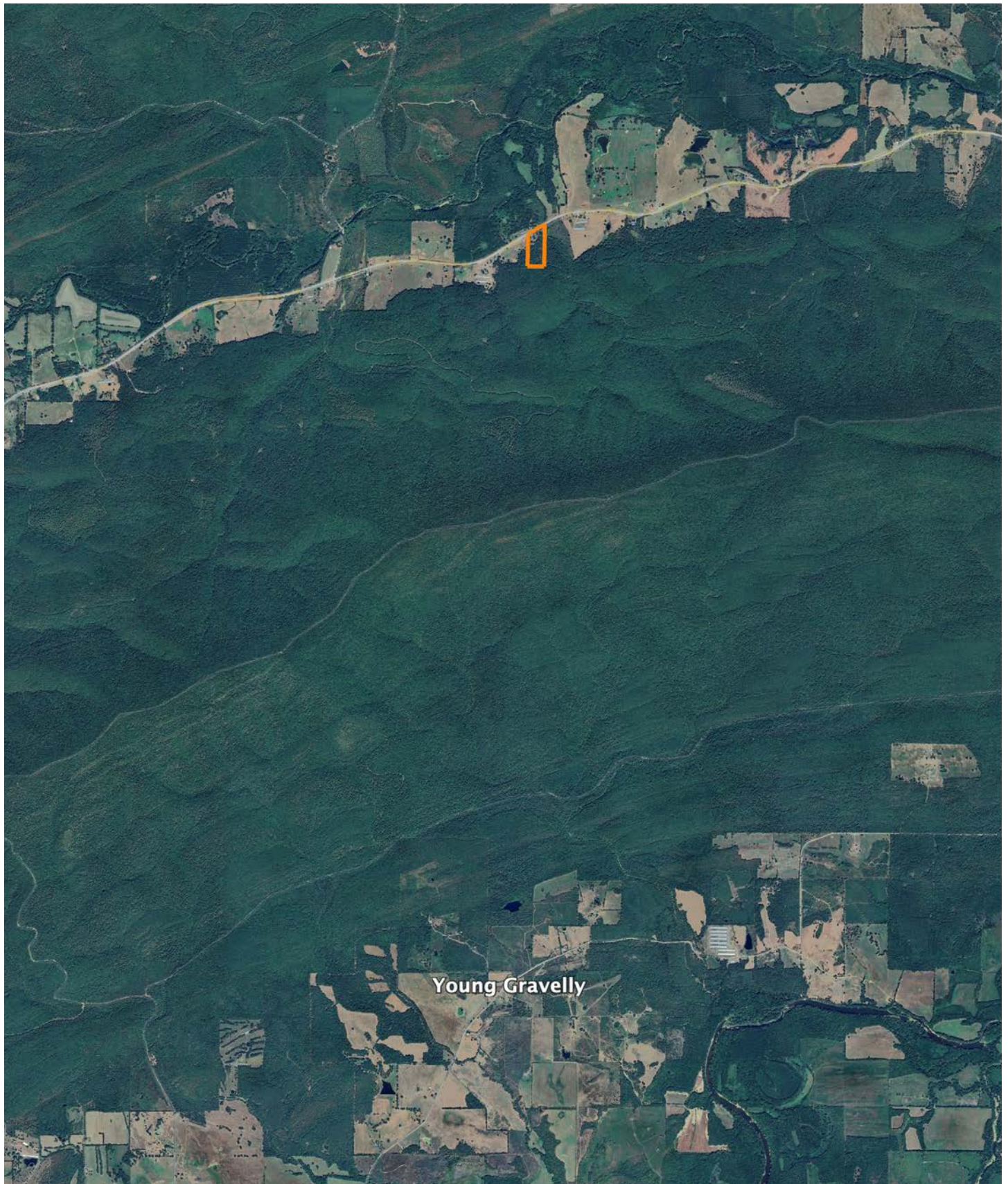
**28-4N-25W**  
**Yell County**  
**Arkansas**

Boundary Center: 34° 58' 29.61, -93° 39' 21.41



# OVERVIEW MAP

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## 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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