

MIDWEST LAND GROUP PRESENTS

200 ACRES IN

FULTON COUNTY ARKANSAS



1463 BROWN CHAPEL ROAD, VIOLA, AR 72583

MIDWEST LAND GROUP IS HONORED TO PRESENT

200 +/- ACRE OZARK RANCH WITH CUSTOM LOG HOME

Located in the heart of the Arkansas Ozarks just outside Viola, this exceptional 200 +/- acre ranch offers a rare combination of seclusion, functionality, and natural beauty. The property features a custom 3,619 square foot log home with 4 bedrooms, 4 bathrooms, a fully finished basement with a kitchenette, and multiple living areas across three levels. A large man cave, gorgeous rock fireplace, and over 1,000 square feet of covered porches provide both comfort and character. The back porch offers stunning views of the surrounding landscape and overlooks one of the property's eight ponds.

The land is equally impressive, offering approximately 60 +/- acres of fenced and cross-fenced pasture, divided into five paddocks, with excellent water access. A network of trails runs throughout the ranch, providing

easy access for livestock, ATV riding, or hunting. Wildlife is abundant with thriving populations of deer and turkey. Outbuildings include a 40'x60' metal barn with dirt floor, a 30'x40' shop, and a 45'x60' metal building, providing ample space for equipment, storage, or workshop needs.

Additional amenities include a swimming pool, a large deck, and a one-of-a-kind pool house designed from a houseboat—perfect for summer relaxation or entertaining guests. The home is tucked away over a quarter mile off the county road, ensuring unmatched seclusion and privacy. Located just outside of Viola and only 25 minutes from Lake Norfork and 30 minutes to Mountain Home, this property is well-suited as a family ranch, hunting getaway, or premium rural homestead.



PROPERTY FEATURES

PRICE: **\$899,000** | COUNTY: **FULTON** | STATE: **ARKANSAS** | ACRES: **200**

- 3,619 square feet log home
- 4 bed, 4 bath
- Fully finished basement with a kitchenette
- Designated living areas on each level
- Large man cave
- Gorgeous rock fireplace
- Over 1,000 square feet of covered porches
- Swimming pool with houseboat, pool house, and large deck
- Beautiful views overlooking the pond from the back porch
- 60 +/- acres of pasture, fenced and cross-fenced into 5 paddocks
- 8 ponds
- Loaded with deer and turkey
- Excellent access throughout the property via trail systems
- 40'x60' metal barn with dirt floors
- 30'x40' metal shop building
- 45'x60' metal shop building
- Home sits over 1/4 mile off CR for maximum privacy and seclusion
- Power and fiber via NAEC
- Private well
- Located just outside Viola, AR
- 25 minutes to Lake Norfork



CUSTOM LOG HOME

The property features a custom 3,619 square foot log home with 4 bedrooms, 4 bathrooms, a fully finished basement with a kitchenette, and multiple living areas across three levels.



FINISHED BASEMENT WITH KITCHENETTE



COVERED PORCHES



INTERIOR PHOTOS

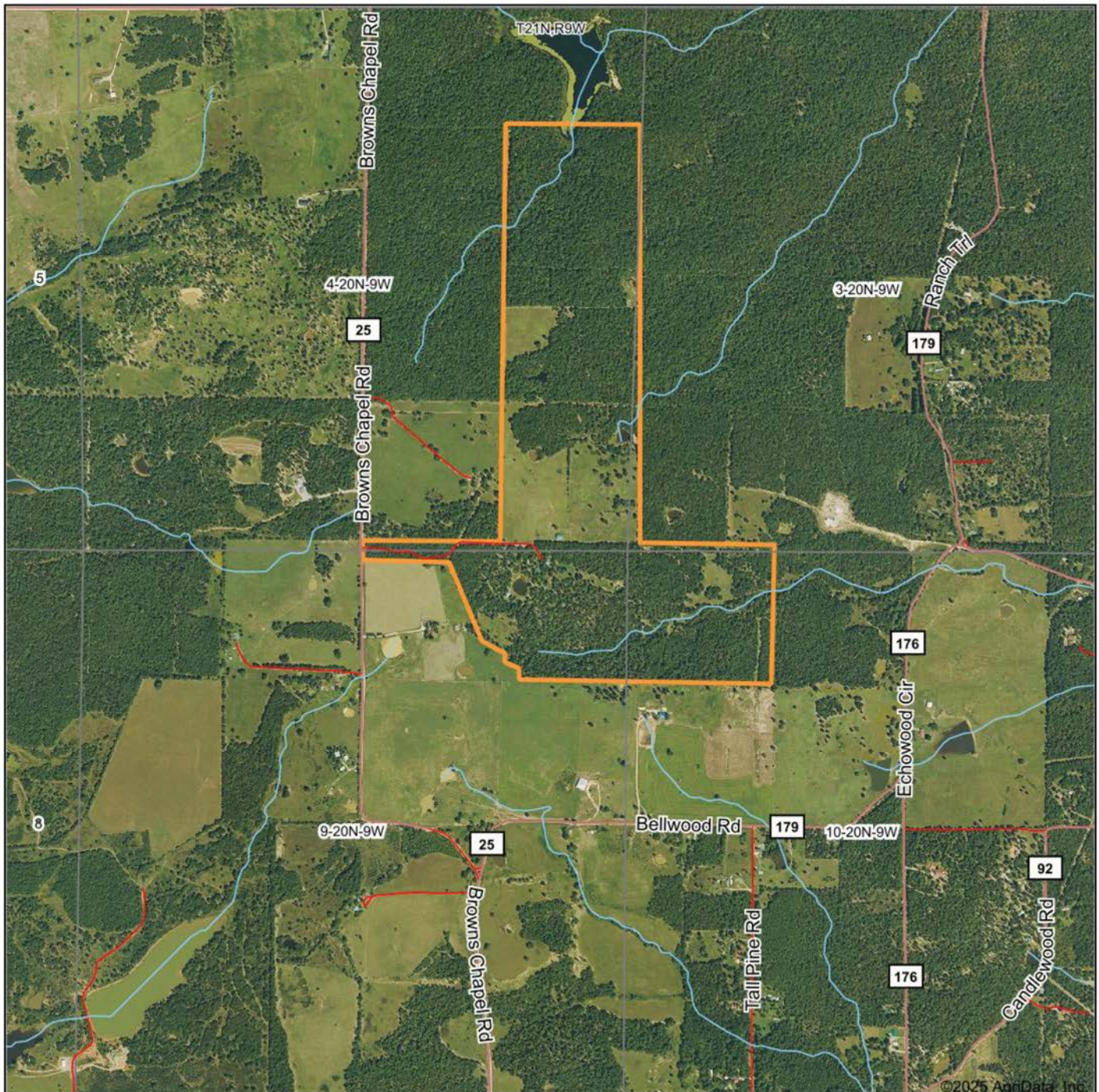


MULTIPLE OUTBUILDINGS

Outbuildings include a 40'x60' metal barn with dirt floor, a 30'x40' shop, and a 45'x60' metal building, providing ample space for equipment, storage, or workshop needs.



AERIAL MAP



Boundary Center: 36° 25' 19.2, -91° 56' 26.82

0ft 1495ft 2990ft



Maps Provided By:



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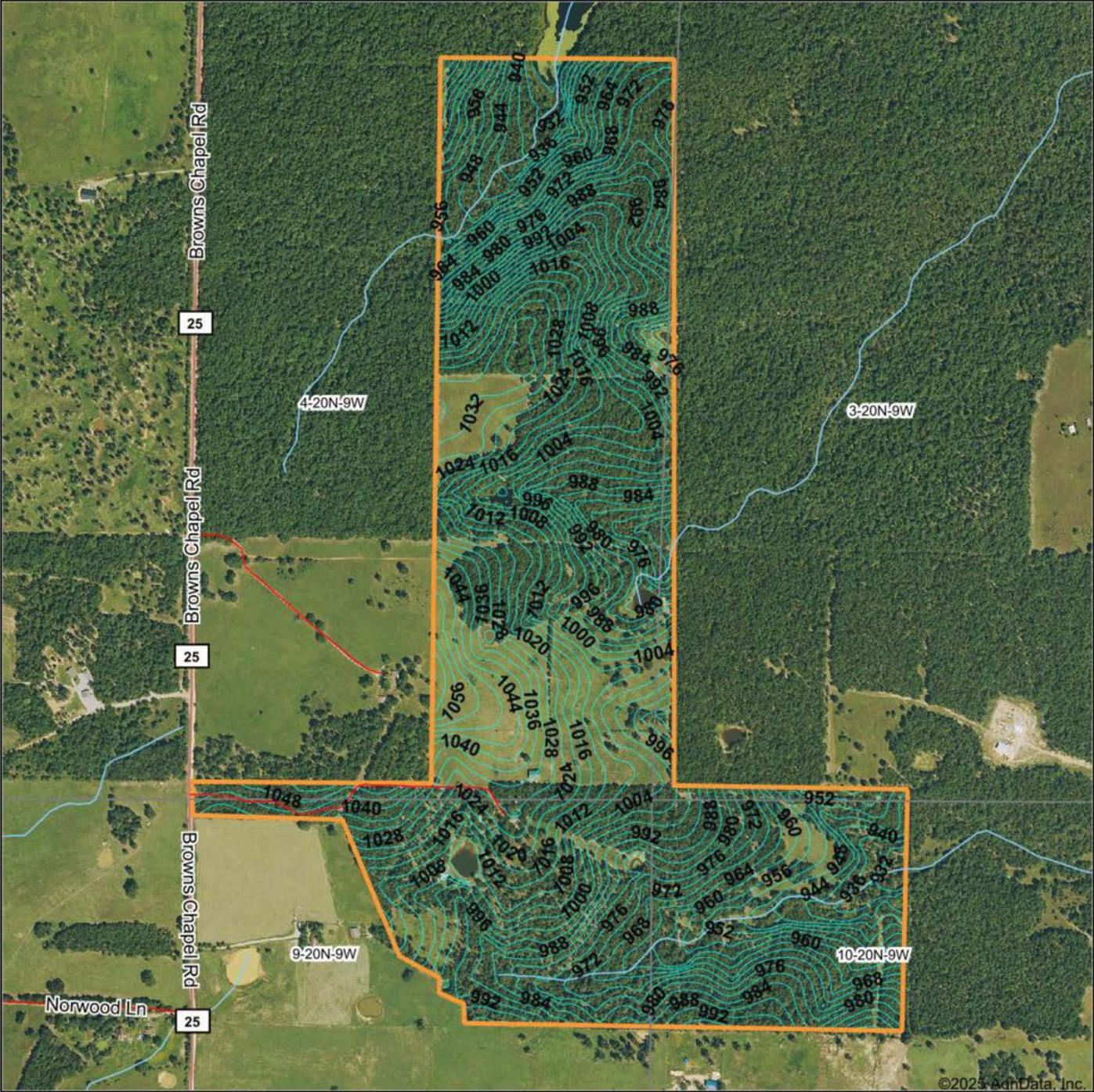
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4-20N-9W
Fulton County
Arkansas



7/15/2025

TOPOGRAPHY MAP



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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 4.0
Min: 927.6
Max: 1,065.3
Range: 137.7
Average: 993.8
Standard Deviation: 29.99 ft

0ft 862ft 1724ft

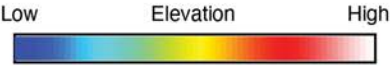
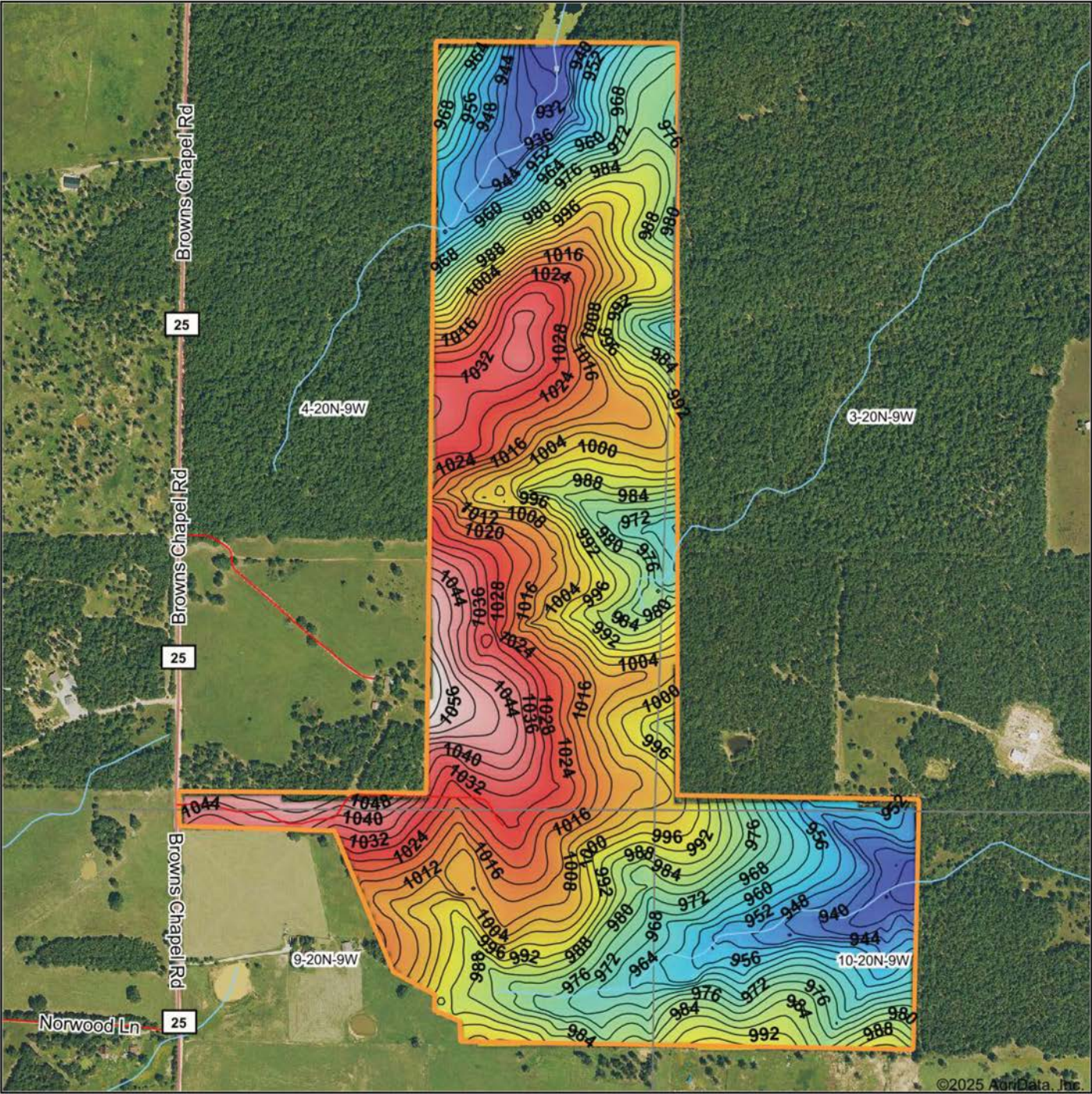


7/15/2025

4-20N-9W
Fulton County
Arkansas

Boundary Center: 36° 25' 19.2, -91° 56' 26.82

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 4

Min: 927.6

Max: 1,065.3

Range: 137.7

Average: 993.8

Standard Deviation: 29.99 ft

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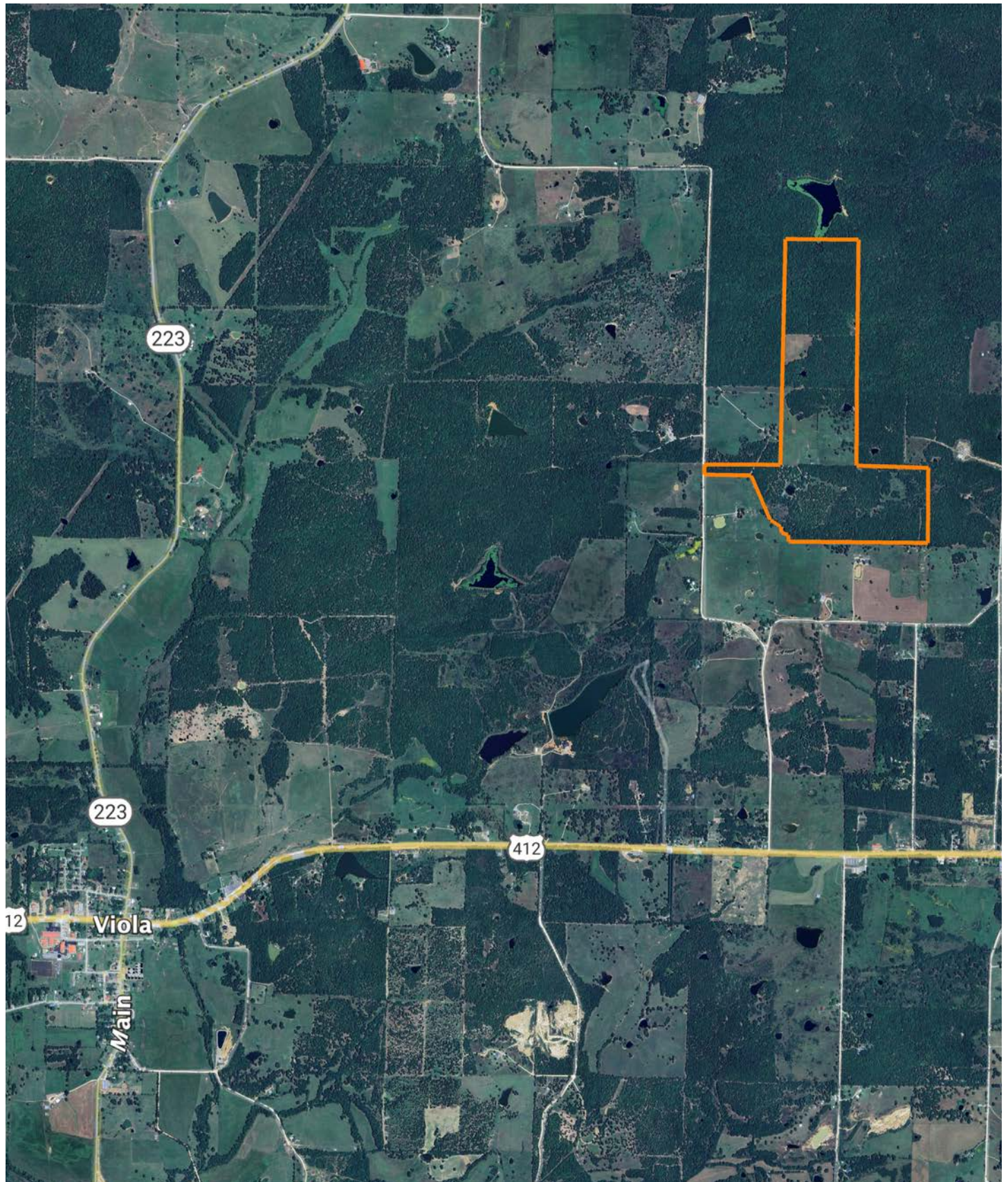


7/15/2025

4-20N-9W
Fulton County
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Boundary Center: 36° 25' 19.2, -91° 56' 26.82

OVERVIEW MAP



AGENT CONTACT

Actions speak louder than words. That's what Michael Rook believes to be the key factor to his success. Born in Jonesboro, Arkansas, he grew up hearing this phrase preached by his parents so much that it became ingrained in his life philosophy. Michael grew up in the Arkansas Delta surrounded by rice, bean, corn, and cotton farms—some of which he worked on in his youth. He attended Valley View High School and Arkansas State University before going to work in the natural gas distribution industry. After a travel-extensive career in natural gas, Michael longed to plant his roots back in the dirt he grew up on, and find a career that capitalized on his passion for the outdoors.

At Midwest Land Group, he's able to combine that passion with his extensive local market knowledge to see others achieve their goals of land ownership. Michael pours himself into every transaction as if it were his own. Getting a new client is easy, but he knows that it takes honesty and integrity to keep a client, and you can rest assured in that. He doesn't tell clients he'll give them 100%; he proves it. When Michael's not working, you can find him hunting all kinds of game, fishing, golfing or skiing. He resides in Jonesboro, Arkansas, with his wife, Anna, and daughter, Kingston.



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