

MIDWEST LAND GROUP PRESENTS

102 ACRES IN

POLK COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPECTACULAR 102 +/- ACRE FARM WITH REMODELED HOME, SHOP, AND BARN

Located in the foothills of the beautiful Ouachita Mountains, this turn-key Polk County farm is ready for its new owner! The farm consists of well-maintained fenced and cross-fenced pasture, sprawling over rolling topography with mountain views in every direction. The 2,804 square foot home sits atop a nice hill overlooking the beautiful creek and front pasture to its east. As you enter the home through its spacious mud room, you'll immediately see that the home was remodeled with both quality and functionality in mind. Throughout the home, custom finishes blend with open functional spaces perfect for entertaining family and friends. The large kitchen has quartz countertops, and all appliances are less than four years old. Down the hall, you'll find three total bedrooms and two baths, including the large master suite with tile shower and soaking tub.

Every country home needs a place to spend time outside, and this home has several options. The covered front porch is shaded from a large oak tree and has a

beautiful view of the mountain range to the north and east. To the south of the home, a large covered patio is perfect for evenings cooking on the grill and enjoying time with guests.

Along with the home and acreage, there are multiple improvements much needed for the farm lifestyle. A 37'x45' two-bay shop provides an abundance of storage and space to work on all of our equipment and toys. The shop has a bathroom, and next to the shop, there is a full 50-amp camper hookup complete with power, water, and septic. A newly constructed 30'x60'x14' barn gives plenty of storage for equipment and hay as well. Down the hill from the home, a three-stall horse barn is currently used for a meat rabbit operation.

If you are looking for an operational farm in Western Arkansas, it will be tough to find one that has more amenities than this one. Call Jake Fowler today to schedule your UTV tour.



PROPERTY FEATURES

PRICE: **\$849,000** | COUNTY: **POLK** | STATE: **ARKANSAS** | ACRES: **102**

- Fully functioning cattle farm/homestead
- 3 beds, 2 baths
- 37'x45' shop with bathroom
- 2,804 sq. ft. recently remodeled home
- New picture windows throughout
- Appliances less than 4 years old
- Quartz kitchen countertops
- Beautiful views from every direction
- Open living area
- Large pantry
- Master bath with tile shower and tub
- Covered carport
- Covered patio
- Large oak trees providing great shade
- 3-stall horse barn with tack room
- Nice creek and two ponds
- Almost all improved pasture
- Fenced and cross-fenced
- Currently running cattle and baling hay
- Internal road system
- New 30'x60'x14' barn
- 50-amp camper hookup with water and septic
- Rural water
- Backup generator
- Option for solar system to convey to new owner
- Convenient to Mena
- Ouachita National Forest just minutes away



2,804 SQ. FT. RECENTLY REMODELED HOME

As you enter the home through its spacious mud room, you'll immediately see that the home was remodeled with both quality and functionality in mind.



COVERED CARPORT



37'X45' SHOP



NEW 30'X60'X14' BARN



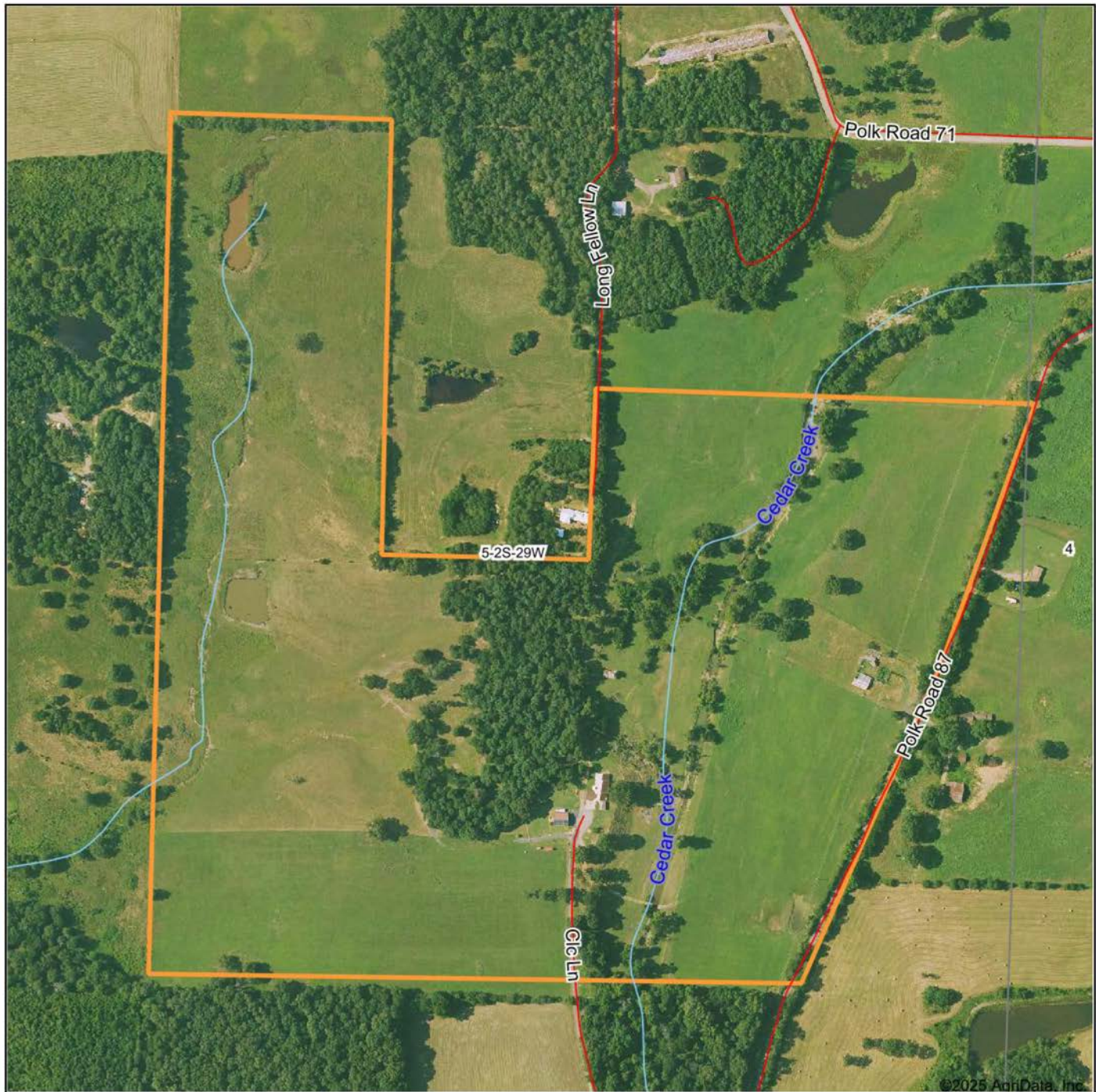
ALMOST ALL IMPROVED PASTURE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 34° 36' 18.78, -94° 6' 40.77

0ft 474ft 948ft



Maps Provided By:



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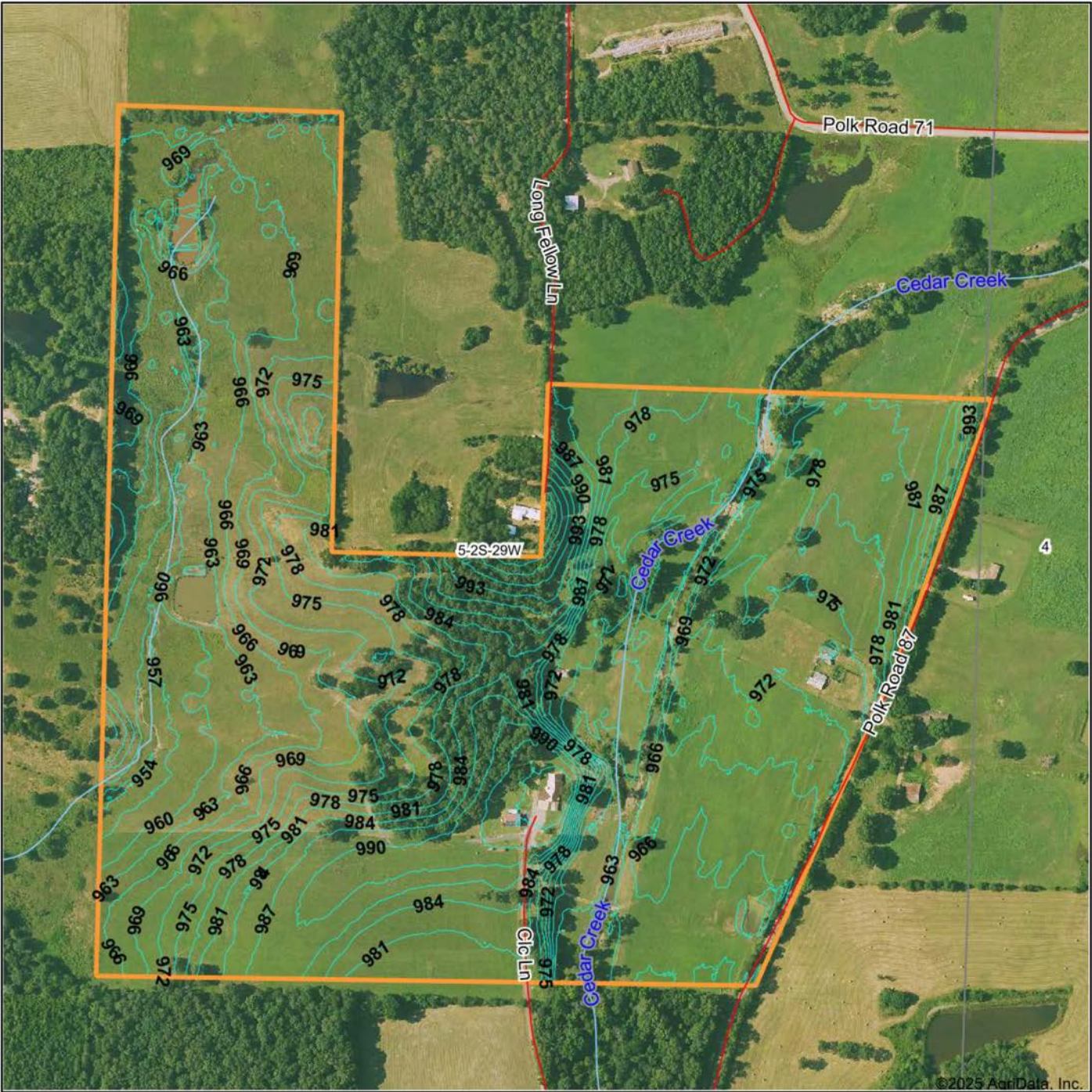
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5-2S-29W
Polk County
Arkansas



7/23/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 952.4

Max: 1,010.6

Range: 58.2

Average: 973.5

Standard Deviation: 9.35 ft

0ft 469ft 939ft

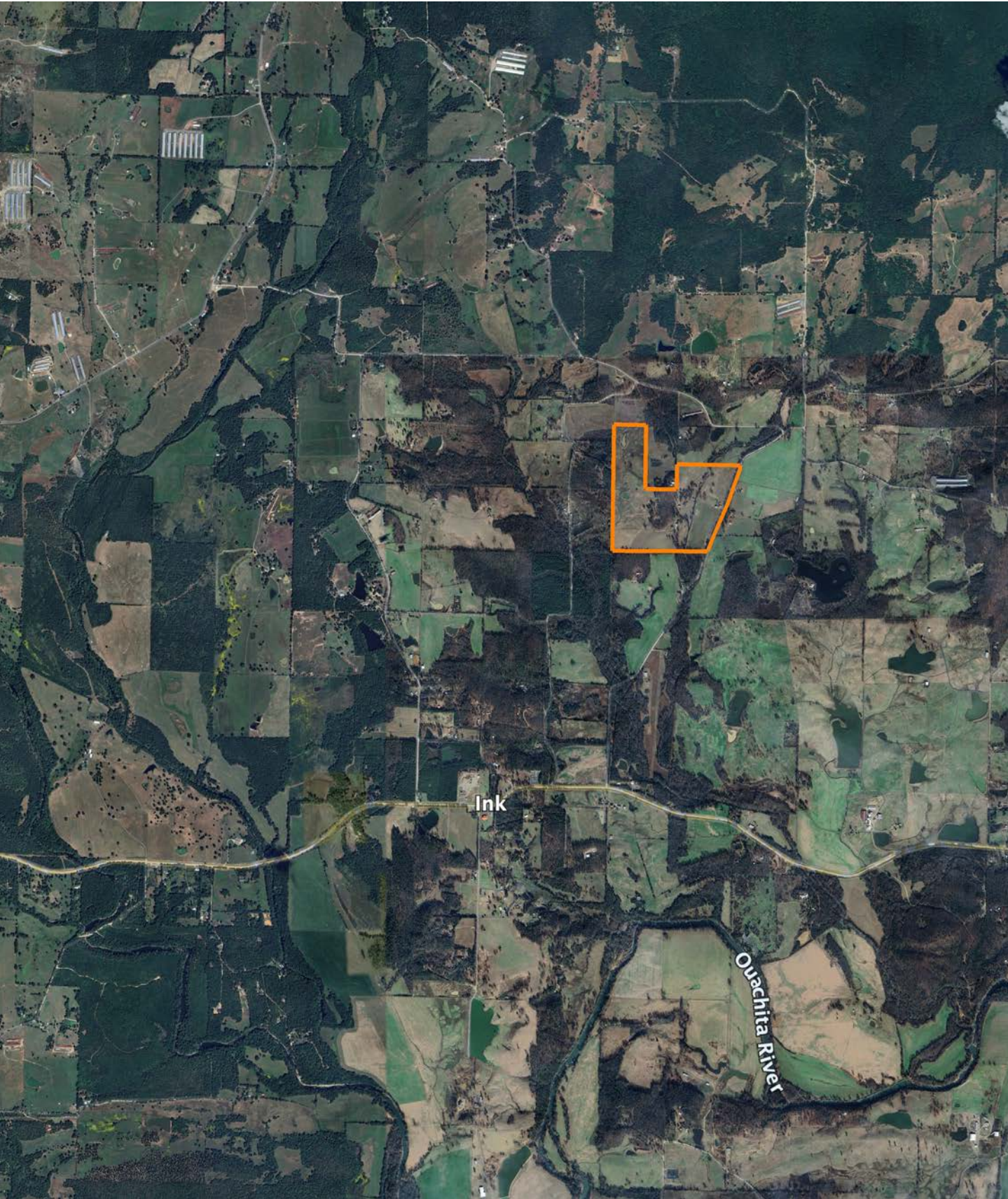


7/23/2025

5-2S-29W
Polk County
Arkansas

Boundary Center: 34° 36' 18.78, -94° 6' 40.77

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
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