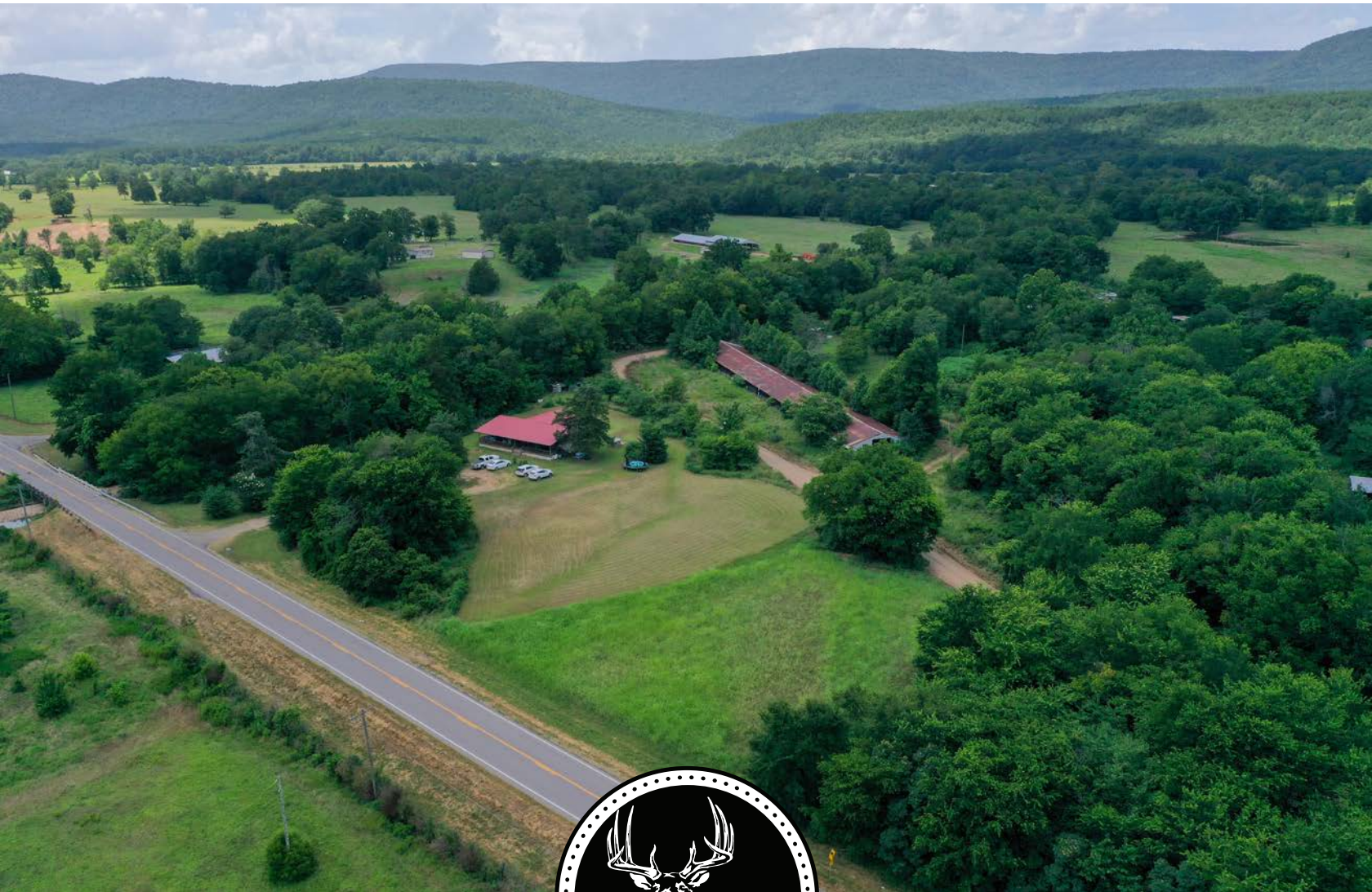


MIDWEST LAND GROUP PRESENTS

3.5 ACRES IN

SCOTT COUNTY ARKANSAS

31986 HIGHWAY 80, DANVILLE, AR 72833



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RECENTLY REMODELED COUNTRY HOME

Located in the peaceful Dutch Creek Valley, this recently updated country home is in a great location for recreation and seclusion. Boasting 2064 square feet, along with a ten-foot covered front porch, there is plenty of space for the entire family. Freedom Creek borders the property on its west side, giving rear-round recreational opportunities that pair perfectly with the National Forest access that is just a short drive down the county road.

The four bedroom, two bath home has an open concept living area, with a nice-sized kitchen and a living room spacious enough for the entire family. A large master suite located on the rear of the home was recently added, complete with an oversized tile shower, as well as a walk-in closet with plenty of space for everyone.

Outside the home, you'll find a metal roof and siding, as well as a ten-foot covered porch that spans the length of the home. From the front porch, you can see the beautiful mountain views to the south, and hear the cool mountain Waters of Freedom Creek flowing over its rocky shoals.

The 3.5 +/- acres that the home sits on are flat and mostly open, giving plenty of space for any and all things needed for country living. The property's road frontage on Highway 80 and Freedom Creek Road gives great access to the Ouachita National Forest, which is situated just one mile north of the property. With too many amenities to list, this home and its location deserve a look. Call today to schedule your showing.



PROPERTY FEATURES

PRICE: **\$190,000** | COUNTY: **SCOTT** | STATE: **ARKANSAS** | ACRES: **3.5**

- 2,064 square feet home
- 3.5 +/- acres
- Year-round creek frontage
- Recently remodeled
- 4 bed, 2 bath
- Large master suite
- Tile showers
- Metal roof and metal siding
- 10-foot covered porch
- Minutes from Ouachita National Forest
- Spacious yard with mountain views
- Frontage on Highway 80
- Frontage on Freedom Creek Road
- Water well
- 25 minutes from Danville
- 25 minutes from Waldron

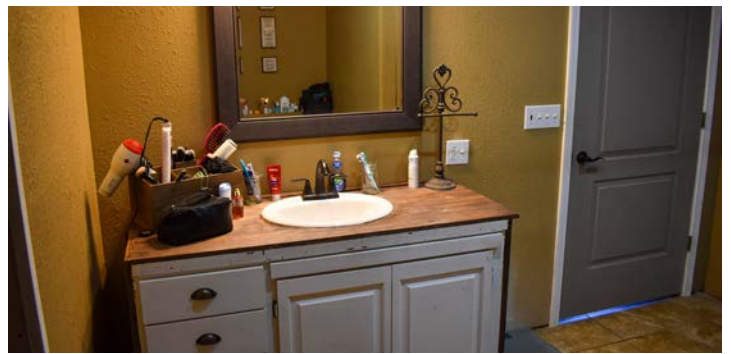


REMODELED COUNTRY HOME

The four bedroom, two bath home has an open concept living area, with a nice-sized kitchen and a living room spacious enough for the entire family.



MASTER SUITE



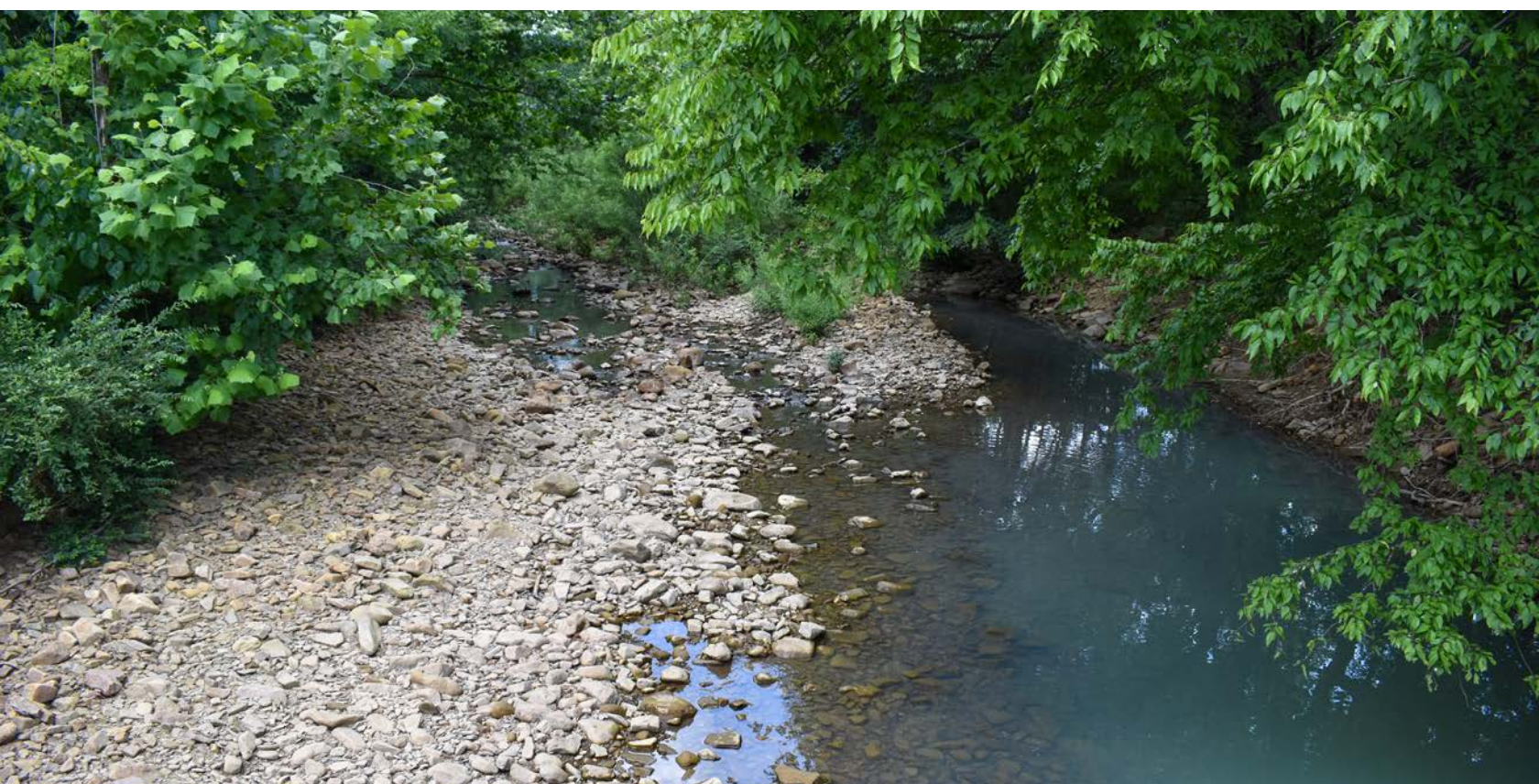
10-FOOT COVERED PORCH



ADDITIONAL INTERIOR PHOTOS



YEAR-ROUND CREEK FRONTAGE



SPACIOUS YARD WITH MOUNTAIN VIEWS

The property's road frontage on Highway 80 and Freedom Creek Road gives great access to the Ouachita National Forest, which is situated just one mile north of the property.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Boundary Center: 34° 56' 23.27, -93° 45' 34.44

4-3N-26W
Scott County
Arkansas

0ft 276ft 552ft



7/8/2025

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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MidwestLandGroup.com

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