

MIDWEST LAND GROUP PRESENTS

**.5 ACRES IN**

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# **YELL COUNTY ARKANSAS**

**111 WEST TAYLOR STREET, HAVANA, AR 72842**



**MidwestLandGroup.com**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# HOME WITH SPACIOUS LOT IN HAVANA

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Located in the quiet community of Havana, Arkansas, off of Taylor Street, this 3-bedroom, 2-bath home is ready for its new owner. The home is approximately 1,520 heated and cooled square feet, with an attached 600-square-foot 2-car garage. The living area in the center of the home has a living room, kitchen, and formal dining room. One end of the home features a utility room with ample space for a washer and dryer, as well as access to the garage. On the other end of the home, you'll find all of the bedrooms and bathrooms. The home has all city utilities, including natural gas and fiber-optic internet.

Both inside and outside the home, there is space to enjoy time with family and friends. The approximately half-acre lot is open and great for activities, with large oak trees on opposing corners providing abundant shade. There are great garden areas, and even two producing pear trees as well. The lot has frontage on both Taylor Street and Slay Street, and has a large gravel parking area to the side of the home. Call today to see this new listing!



## PROPERTY FEATURES

PRICE: **\$85,000** | COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **.5**

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- 1,520 +/- square foot home
- Attached 2-car 600-square-foot garage
- Spacious half-acre lot
- 3 bed, 2 bath
- Utility room
- Back porch
- Large oak trees provide great shade
- Pear trees
- Frontage on Taylor Street and Slay Street
- Large gravel parking area
- Electric, City Water, and City Sewer
- Natural gas
- Fiber-optic internet



# 1,520 SQUARE FOOT HOME

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The living area in the center of the home has a living room, kitchen, and formal dining room. One end of the home features a utility room with ample space for a washer and dryer, as well as access to the garage. On the other end of the home, you'll find all of the bedrooms and bathrooms.





# INTERIOR PHOTOS





## 2-CAR GARAGE

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## SPACIOUS LOT WITH PEAR TREES

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# AERIAL MAP

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# 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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