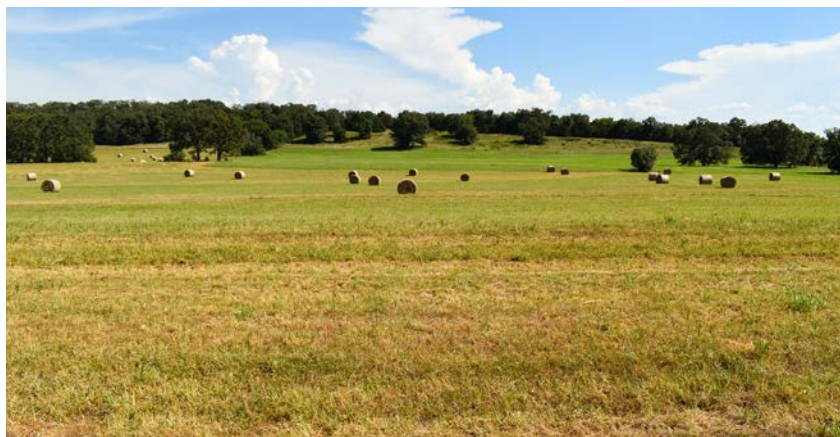


MIDWEST LAND GROUP PRESENTS



LOGAN/FRANKLIN COUNTY, AR

203 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

203 +/- ACRE CATTLE/HAY FARM WITH GREAT ACCESS

Located conveniently just north of Booneville, Arkansas, with frontage on Highway 23 and Highway 41, this 203 +/- acre farm would be a great fit for many operations. The farm is nearly all productive pasture, with strips of trees and old-growth timber dotting the landscape. The land is fenced, with cross fencing in places. Although it is currently being used for hay production across all of its acres, this would make a great cattle farm as well, with ponds for water and great shade. The topography on this property is very mild, making it great for farming and hay production, but also a prime location for poultry houses.

There is an older fixer-upper home on the property, as well as an antique log cabin that will be a great conversation piece for years to come. Power, water, and natural gas are all available along the property's road frontage, helping to add to the many great build sites that this land offers. The land has frontage along Highway 41, Highway 23, and Nubbin Ridge Road as well. All of this is located just 10 minutes from Booneville, 10 minutes from Charleston, and 20 minutes from Paris. Pasture land farms of this size are challenging to come by, call to schedule your tour today before it's gone.



PROPERTY FEATURES

PRICE: **\$771,400** | COUNTY: **LOGAN/FRANKLIN** | STATE: **ARKANSAS** | ACRES: **203**

- Fenced pasture
- Older fixer-upper home
- Very unique antique log cabin
- Road frontage on Hwy 23 and Hwy 41
- Frontage on Nubbin Ridge Road
- Currently used for Hay production
- Good location for Poultry houses
- Power and water available
- Natural gas available
- Multiple build sites
- Great access
- Deer hunting
- Multiple ponds
- 10 minutes from Booneville
- 10 minutes from Charleston
- 20 minutes from Paris



PASTURE

The farm is nearly all productive pasture, with strips of trees and old-growth timber dotting the landscape. The land is fenced, with cross fencing in places. Although it is currently being used for hay production across all of its acres, this would make a great cattle farm as well, with ponds for water and great shade.



MULTIPLE BUILD SITES



OLDER HOME & UNIQUE ANTIQUE CABIN



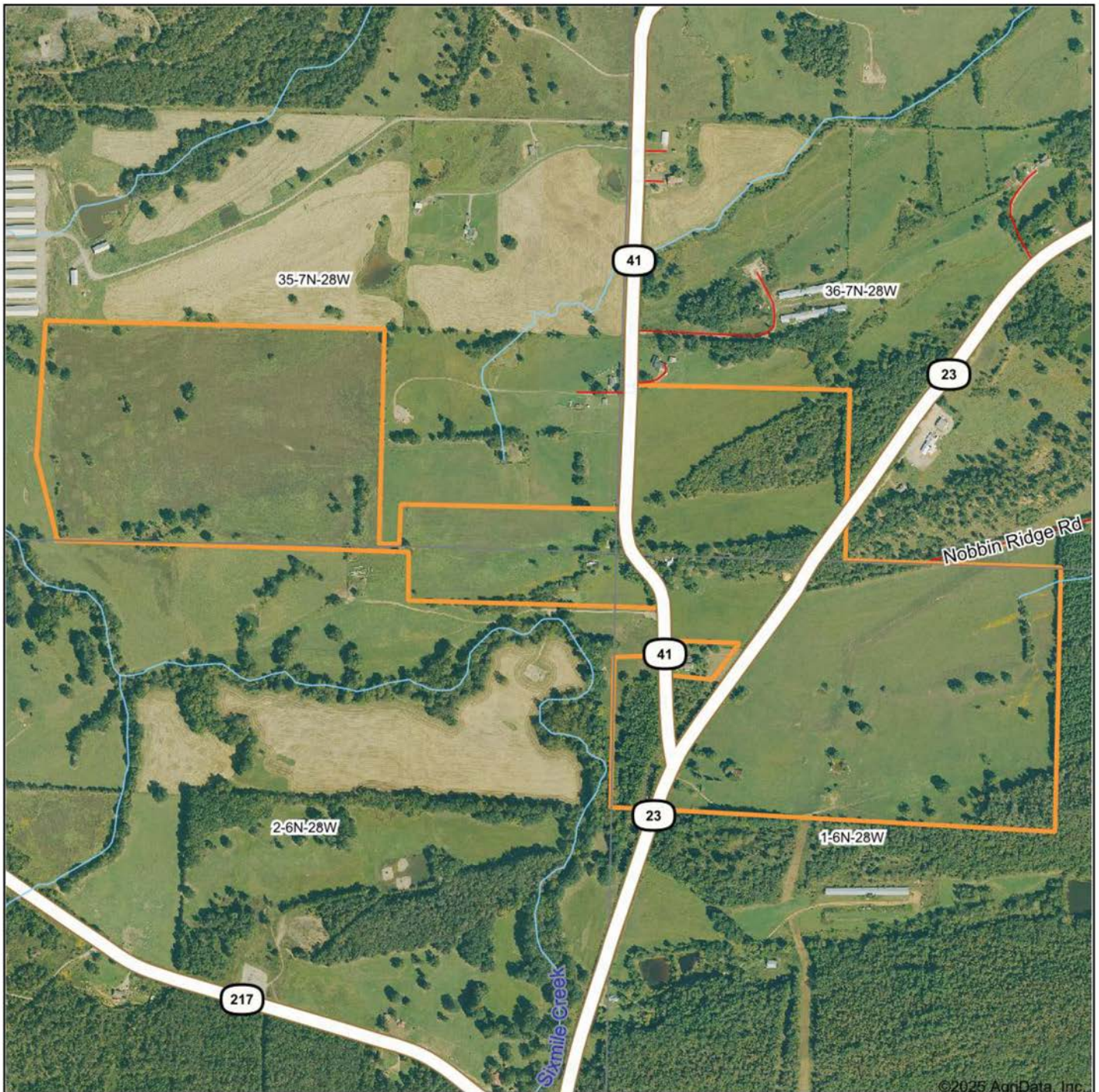
MULTIPLE PONDS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 35° 13' 45.97, -93° 56' 21.56

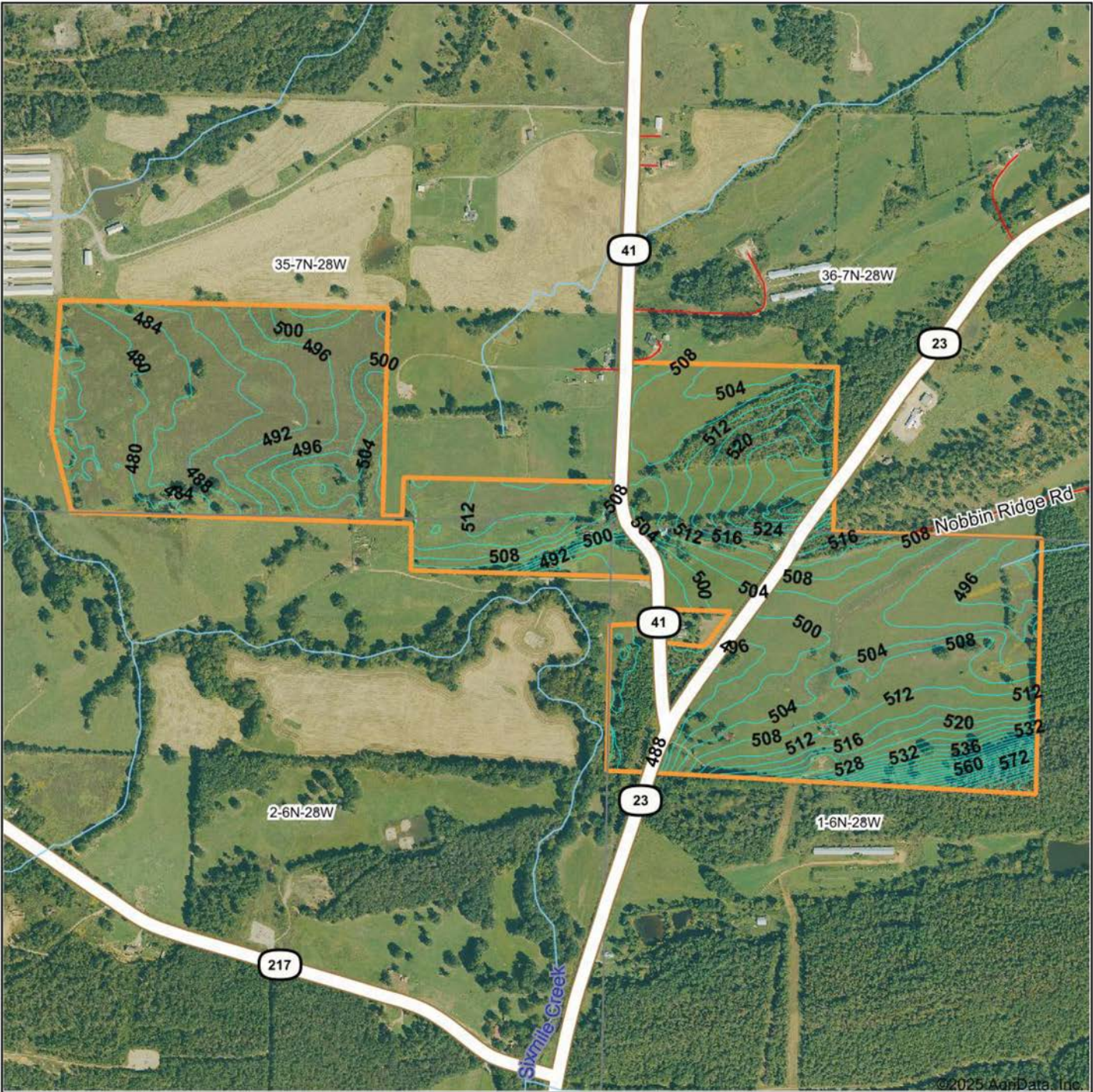
2-6N-28W
Logan County
Arkansas

0ft 942ft 1883ft



7/11/2025

TOPOGRAPHY MAP



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 4.0
Min: 472.0
Max: 608.5
Range: 136.5
Average: 503.4
Standard Deviation: 17.75 ft

0ft 974ft 1949ft

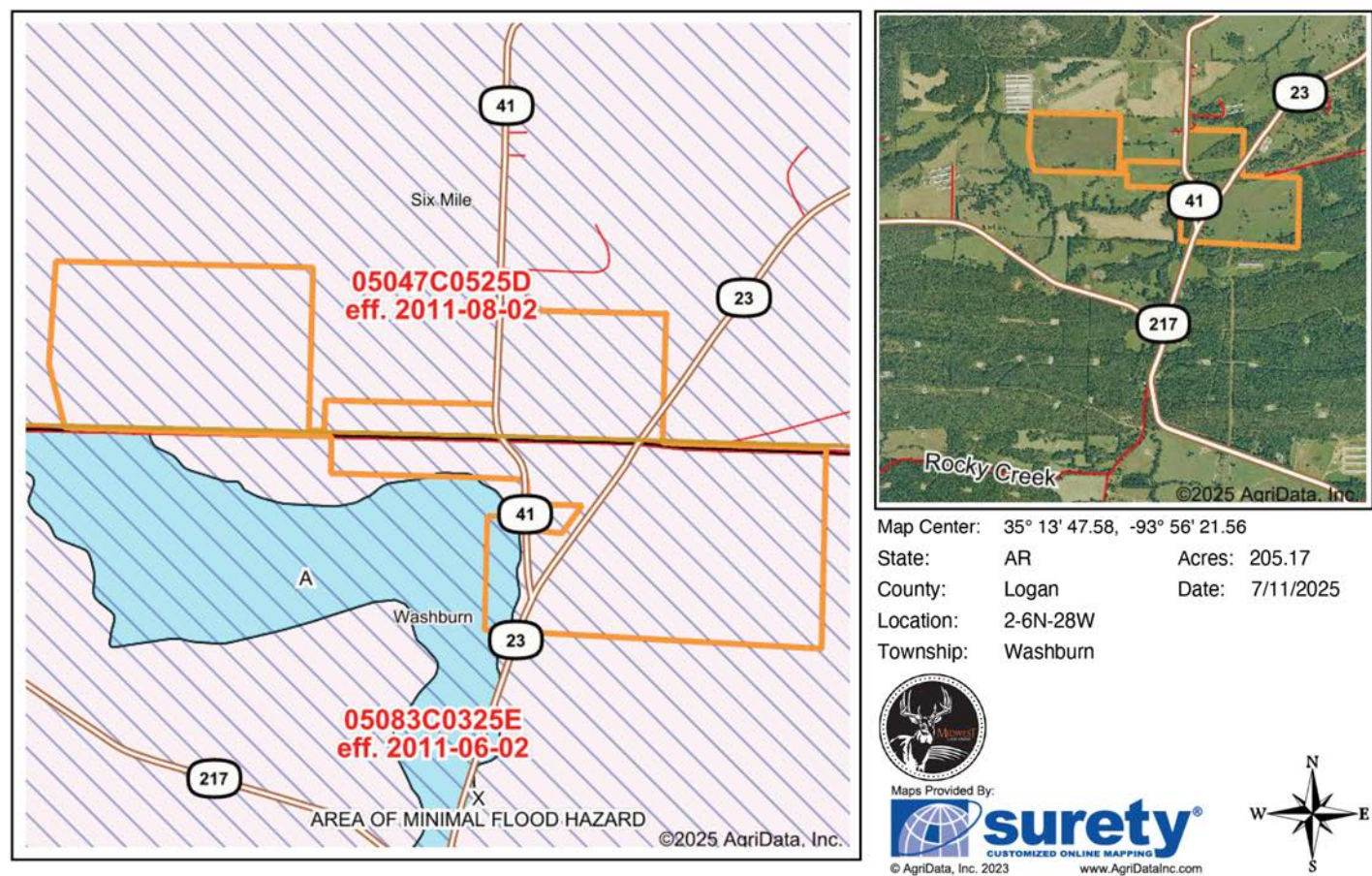


7/11/2025

2-6N-28W
Logan County
Arkansas

Boundary Center: 35° 13' 45.97, -93° 56' 21.56

FEMA MAP



Name	Number	County	NFIP Participation	Acres	Percent
LOGAN COUNTY	050447	Logan	Regular	104.52	50.9%
FRANKLIN COUNTY	050432	Franklin	Regular	100.65	49.1%
Total				205.17	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	100.64	49.1%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	98.78	48.1%
A		100-year Floodplain	5.75	2.8%
Total			205.17	100%

Panel	Effective Date	Acres	Percent
05047C0525D	8/2/2011	104.6	51.0%
05083C0325E	6/2/2011	100.57	49.0%
Total		205.17	100%

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
479.393.1997

JFowler@MidwestLandGroup.com



MidwestLandGroup.com

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