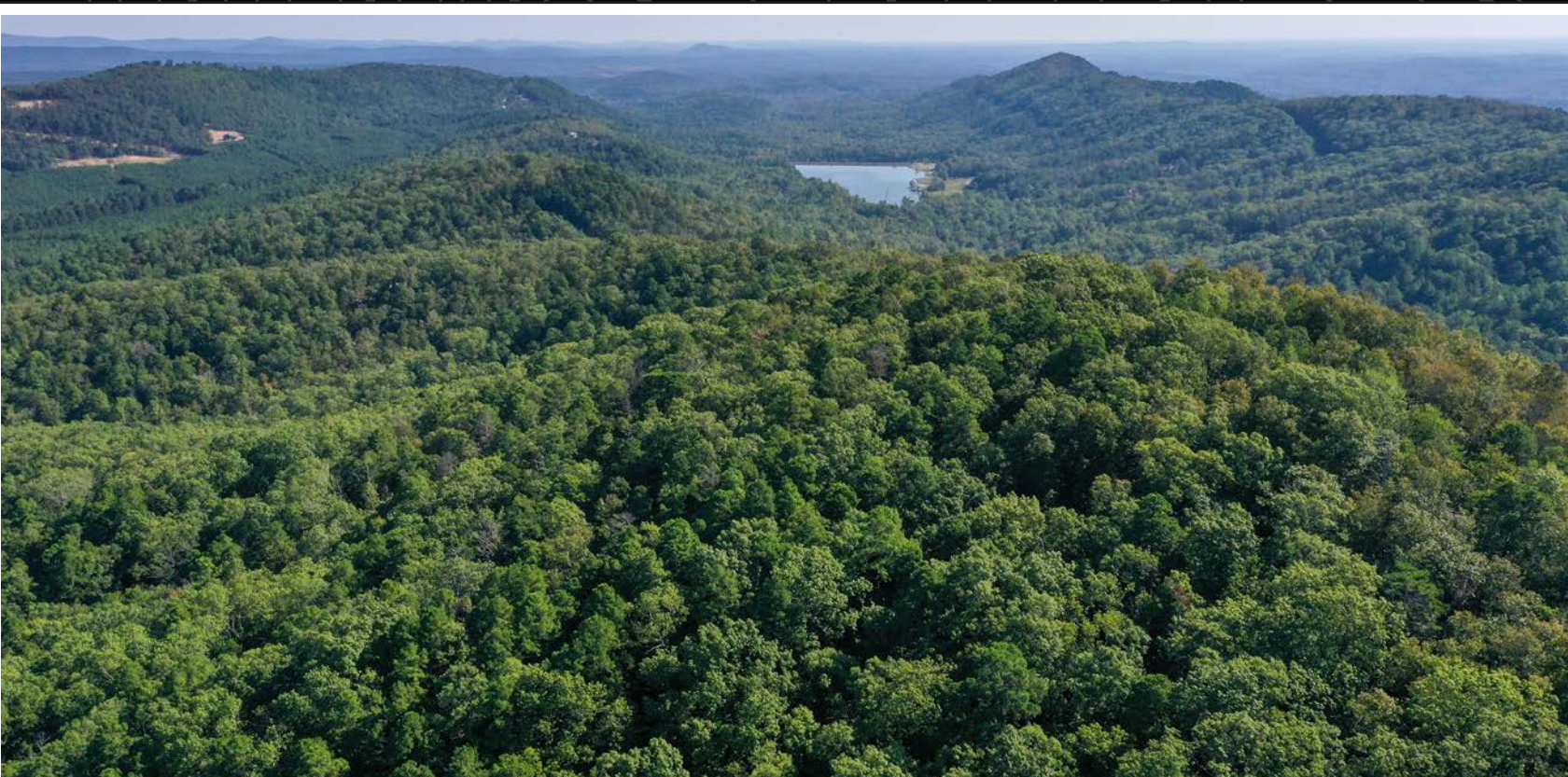


MIDWEST LAND GROUP PRESENTS

108 ACRES

# GARLAND COUNTY, AR

374 LEISURE TERRACE, HOT SPRING, ARKANSAS 71901



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# SECLUDED YET CONVENIENT ACREAGE WITH BARNDOMINIUM

Located just outside of Hot Springs, this secluded yet convenient outdoorsman's paradise is ideally located for the perfect blend of quiet space and amenities. The 108 +/- acres sprawl across a hardwood timberland with ranges in topography that create great stand locations for both deer and turkey, as well as phenomenal mountain views. The property boasts over one mile of boundary with the City of Hot Springs and Arkansas Department of Agriculture land, assuring no encroachment and great outdoor opportunities for a lifetime.

The 1,380 +/- square foot dwelling has two beds, one bath, and a large living space, accompanied by a shop area and a large front porch. From the front porch, you'll commonly hear turkeys gobbling on the property while

sipping your cup of morning coffee. Both turkeys and deer are abundant on the property, and the blend of ridges and draws through the hardwood timber makes the hunting potential on this property above average. ATV trails throughout the property make accessing your favorite stand locations on the dead-end road oasis a breeze.

If you are looking for a quiet and secluded hunting tract that still has the convenience that Hot Springs has to offer, you do not want to miss this unique piece of Garland County real estate. Properties that offer this amount of seclusion and a Public Land Boundary rarely come to the open market. Call today to schedule your tour!



## PROPERTY FEATURES

PRICE: **\$685,000** | COUNTY: **GARLAND** | STATE: **ARKANSAS** | ACRES: **108**

- 108 +/- acres
- 1,380-square-foot barndominium
- 600-square-foot attached shop with a large front porch
- Over 1 mile of Public Land Boundary
- End of dead-end road
- Excellent topography
- Great mountain views
- Abundance of deer and turkey
- ATV trails
- Secluded setting
- Water well
- Minutes to Hot Springs

# 1,380-SQUARE-FOOT BARNDOMINIUM

The 1,380 +/- square foot dwelling has two beds, one bath, and a large living space, accompanied by a shop area and a large front porch.





## LARGE FRONT PORCH

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## 600-SQUARE-FOOT ATTACHED SHOP

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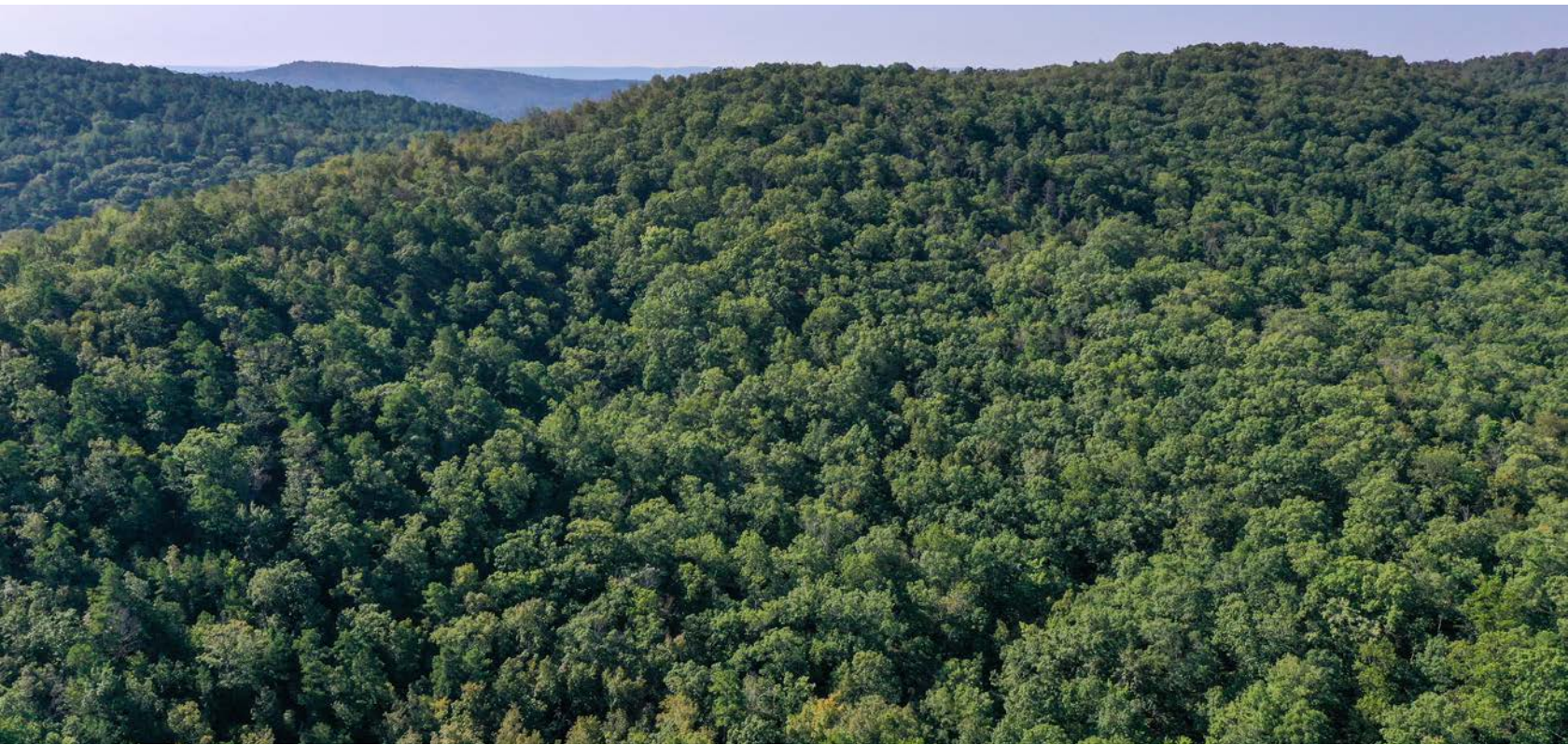




# GREAT MOUNTAIN VIEWS

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The property boasts over one mile of boundary with the City of Hot Springs and Arkansas Department of Agriculture land, assuring no encroachment and great outdoor opportunities for a lifetime.





# EXCELLENT TOPOGRAPHY

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# ATV TRAILS

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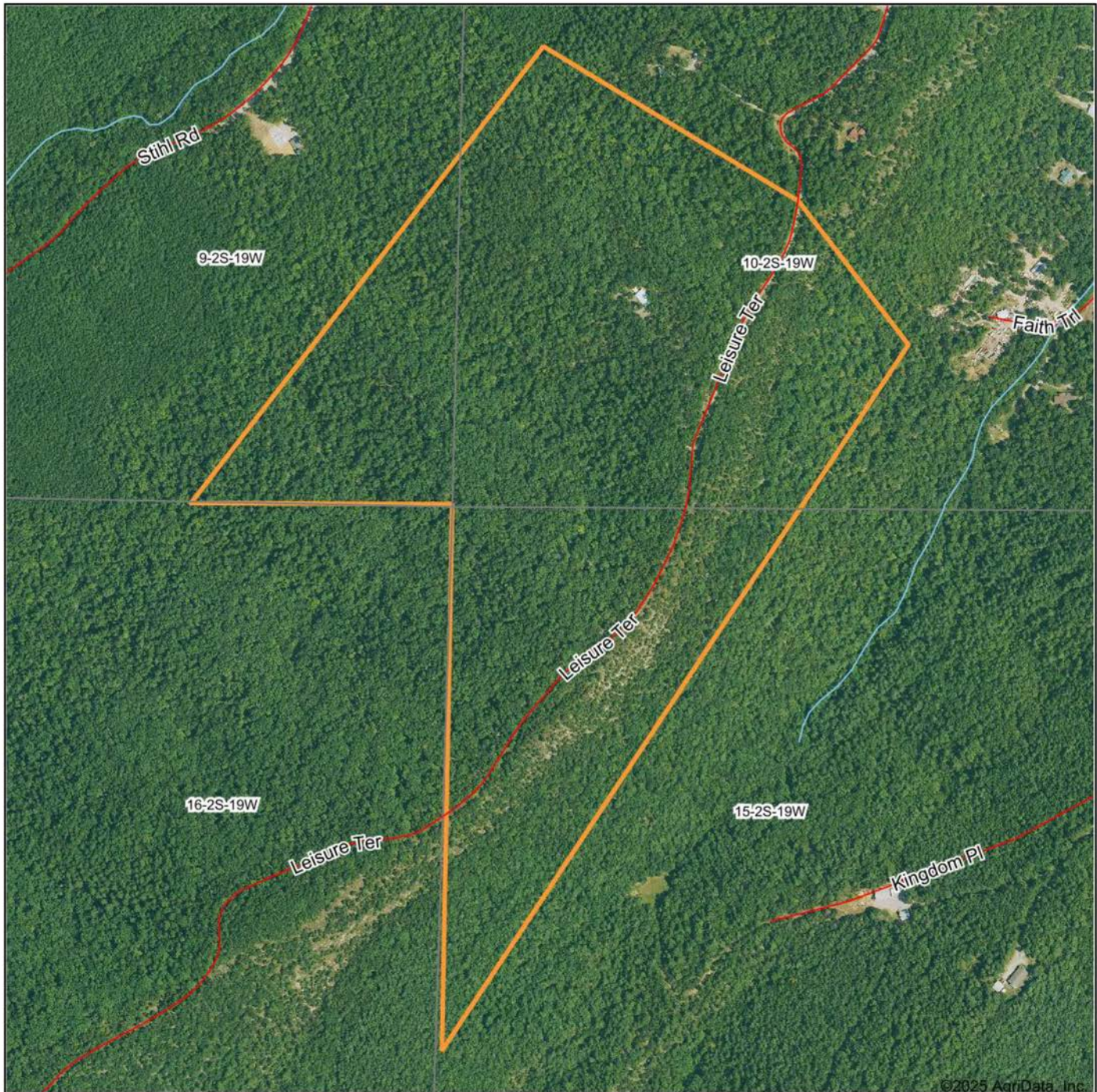
# ADDITIONAL PHOTOS

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# AERIAL MAP



©2025 AgriData, Inc.

Map Center: 34° 33' 57.43, -93° 1' 58.91

0ft 626ft 1252ft



Maps Provided By:



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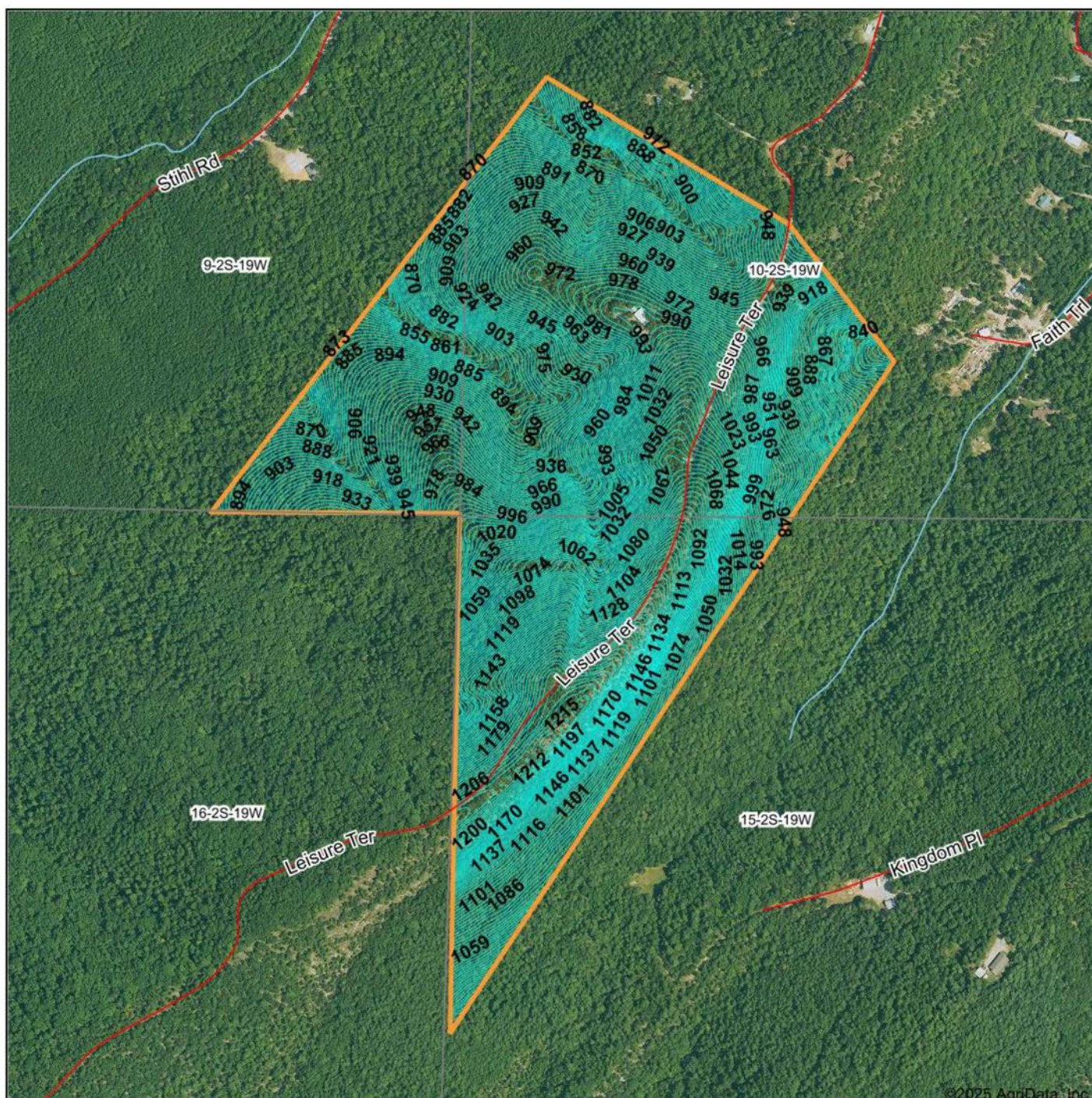
**15-2S-19W**  
**Garland County**  
**Arkansas**



9/16/2025



# TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 798.4

Max: 1,225.8

Range: 427.4

Average: 993.7

Standard Deviation: 100.26 ft

0ft 659ft 1318ft



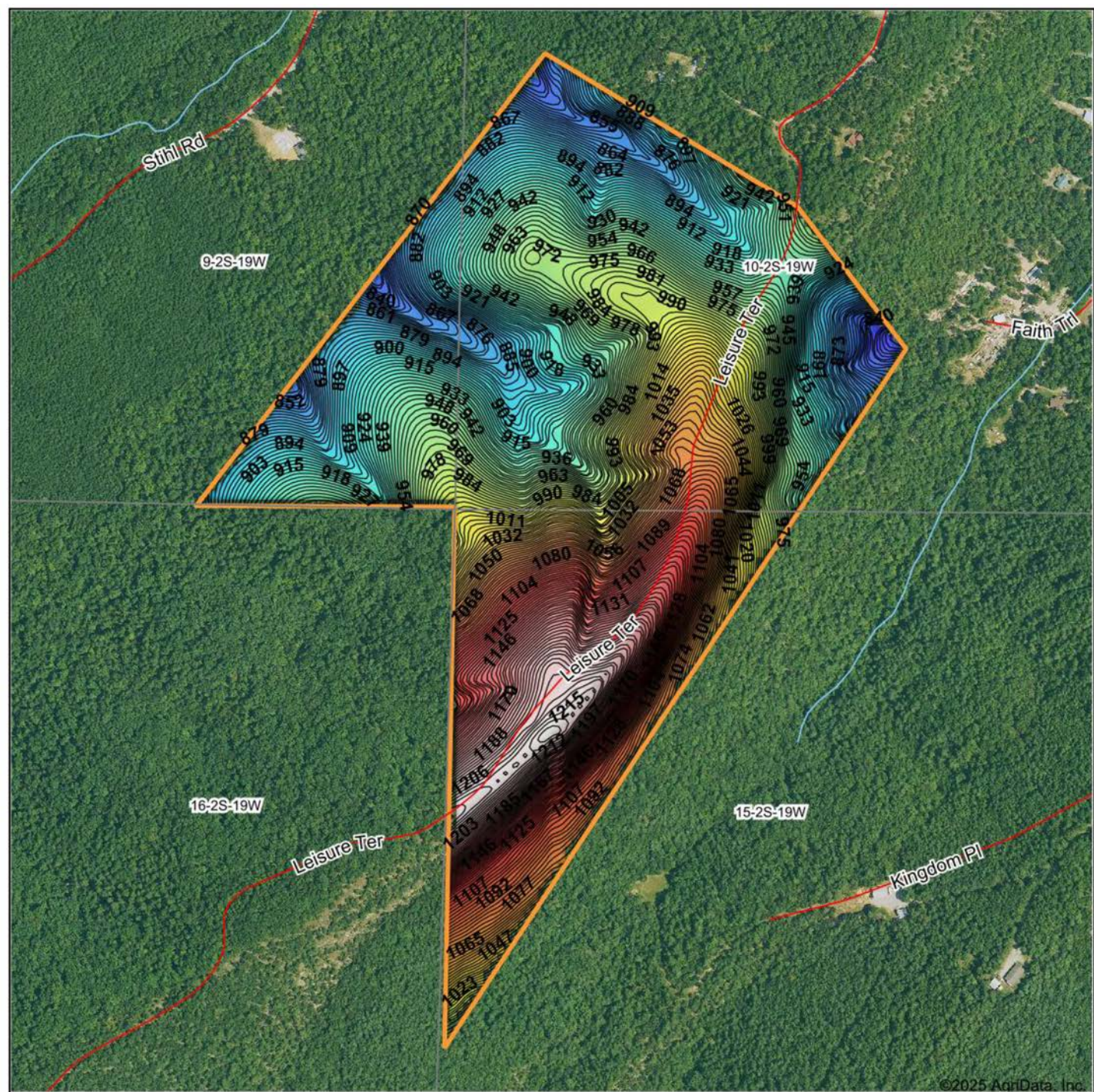
9/16/2025

**15-2S-19W**  
**Garland County**  
**Arkansas**

Boundary Center: 34° 33' 57.43, -93° 1' 58.91



# HILLSHADE MAP



Maps Provided By:



Source: USGS 10 meter dem

Interval(ft): 3

Min: 798.4

Max: 1,225.8

Range: 427.4

Average: 993.7

Standard Deviation: 100.26 ft



9/16/2025

**15-2S-19W**  
**Garland County**  
**Arkansas**

Boundary Center: 34° 33' 57.43, -93° 1' 58.91



# 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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