

MIDWEST LAND GROUP PRESENTS

275 ACRES IN

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# ADAIR COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# THE SEVEN SPRINGS RANCH

Welcome to this remarkable 275 +/- acre farm offering a rare combination of beauty, function, and opportunity. Rolling pastures stretch across the landscape, complemented by mature patches of timber and multiple spring-fed ponds that provide abundant year-round water in each cross-fenced pasture.

The property is conveniently located off a paved road with all utilities already on site, and it also benefits from additional access along a county-maintained gravel road at the rear. A separate 18 +/- acre corner tract across the county road offers endless possibilities — whether as a private home-site, hay field, or continued cattle pasture.

The centerpiece of the farm is a spacious three-story home, including a finished basement, featuring rich oak wood floors, custom trim, and sweeping views of the

property. Surrounded by towering mature trees, the residence offers comfort and charm with plenty of room for family and guests. Multiple build sites throughout the acreage provide opportunities to expand and bring the whole family together.

Currently, the farm supports 30 cow/calf pairs and produces over 300 round bales of hay annually, highlighting its productivity and value as a working cattle operation. A well-equipped barn with attached cattle pens and a working chute makes handling and sorting livestock efficient and convenient, further enhancing the property's functionality for ranching.

Whether you are seeking a beautiful homestead, an income-producing cattle farm, or a legacy property to share with generations, this 275-acre estate delivers it all.



# PROPERTY FEATURES

COUNTY: **ADAIR** | STATE: **OKLAHOMA** | ACRES: **275**

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- 275 +/- acres of cross-fenced pasture and timber
- Spring-fed ponds in every pasture
- Livestock wells in every pasture
- Hay barn
- Livestock barn with cattle pens and chute
- 3-story home with a basement
- Paved road access
- County road access
- Abundance of wildlife
- 10 minutes to Stilwell, Oklahoma
- 1.5 hours to Tulsa
- 40 minutes from I-49 in Fayetteville, Arkansas
- 45 minutes to Fort Smith, Arkansas



# 275 +/- ACRES PASTURE AND TIMBER

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## SPRING-FED PONDS

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## LIVESTOCK WELLS

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# HAY BARN AND LIVESTOCK BARN

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# 3-STORY HOME WITH BASEMENT

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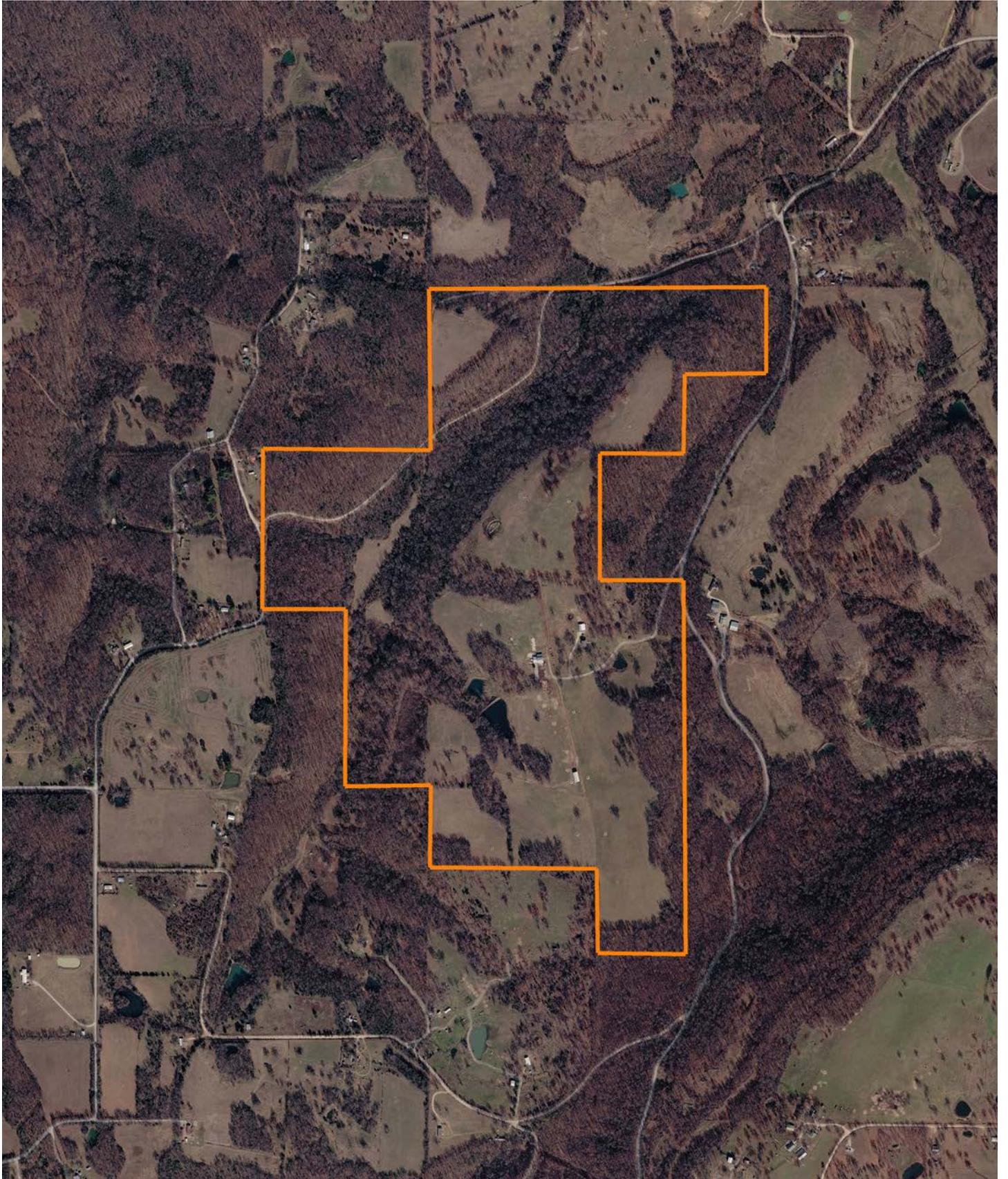
# ADDITIONAL PHOTOS

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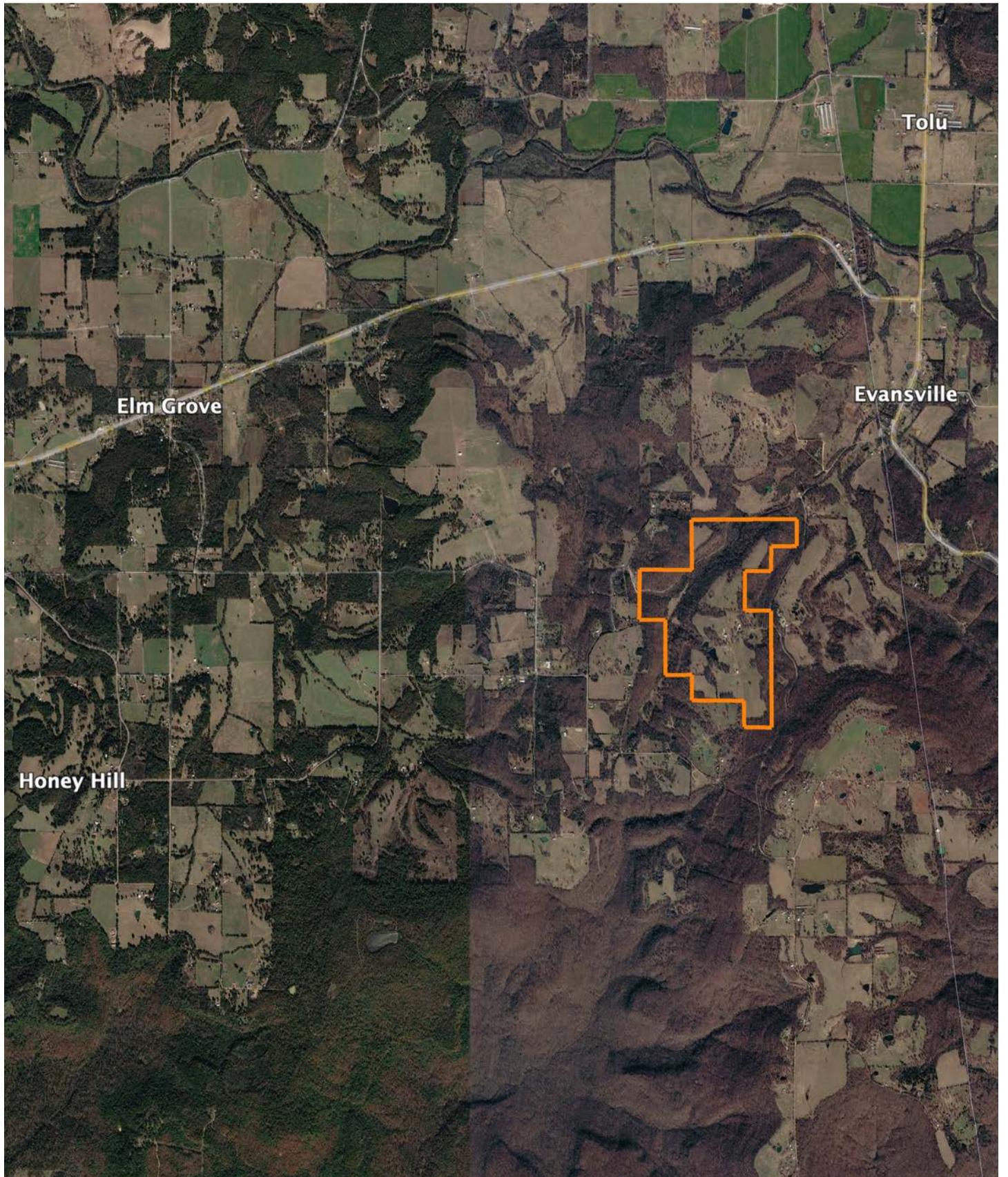
# AERIAL MAP

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# OVERVIEW MAP

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# AGENT CONTACT

A passion for the outdoors, respect for the value of land, and expertise in land utilization and preservation give Max Farrell a solid foundation for helping you with Northwest Arkansas real estate. Max holds a Graduate Certificate in Geographic Information Systems (GIS), and has a four-year background in ensuring environmental compliance at the state level. He spent 11 years administering a GIS database and coordinating third-party land survey crews and environmental assessment teams for the oil and gas pipeline industry. Proficient in aerial photography and topographic interpretation, Max was also heavily involved in wetland determination and spent a lot of time obtaining utility easements without the use of condemnation. This required a great deal of listening and understanding with individual landowners across a wide variety of large-scale projects.

Max is an avid whitetail bowhunter and turkey hunter, enjoys bass fishing and has experience in wildlife habitat improvement. He also has knowledge of government-subsidized conservation programs available to landowners. Max lives in Rogers with his wife, Rachel, and their two daughters, Weezie and Daisy. His experience gives him the ability to help buyers and sellers quickly recognize valuable features of rural property including drainage, location concerns, access, development potential, benefits to wildlife, historical relics, plant species, livestock considerations, and more. He also has deep community connections — and looks forward to helping his clients utilize them to achieve their goals.



**MAX FARRELL,**  
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