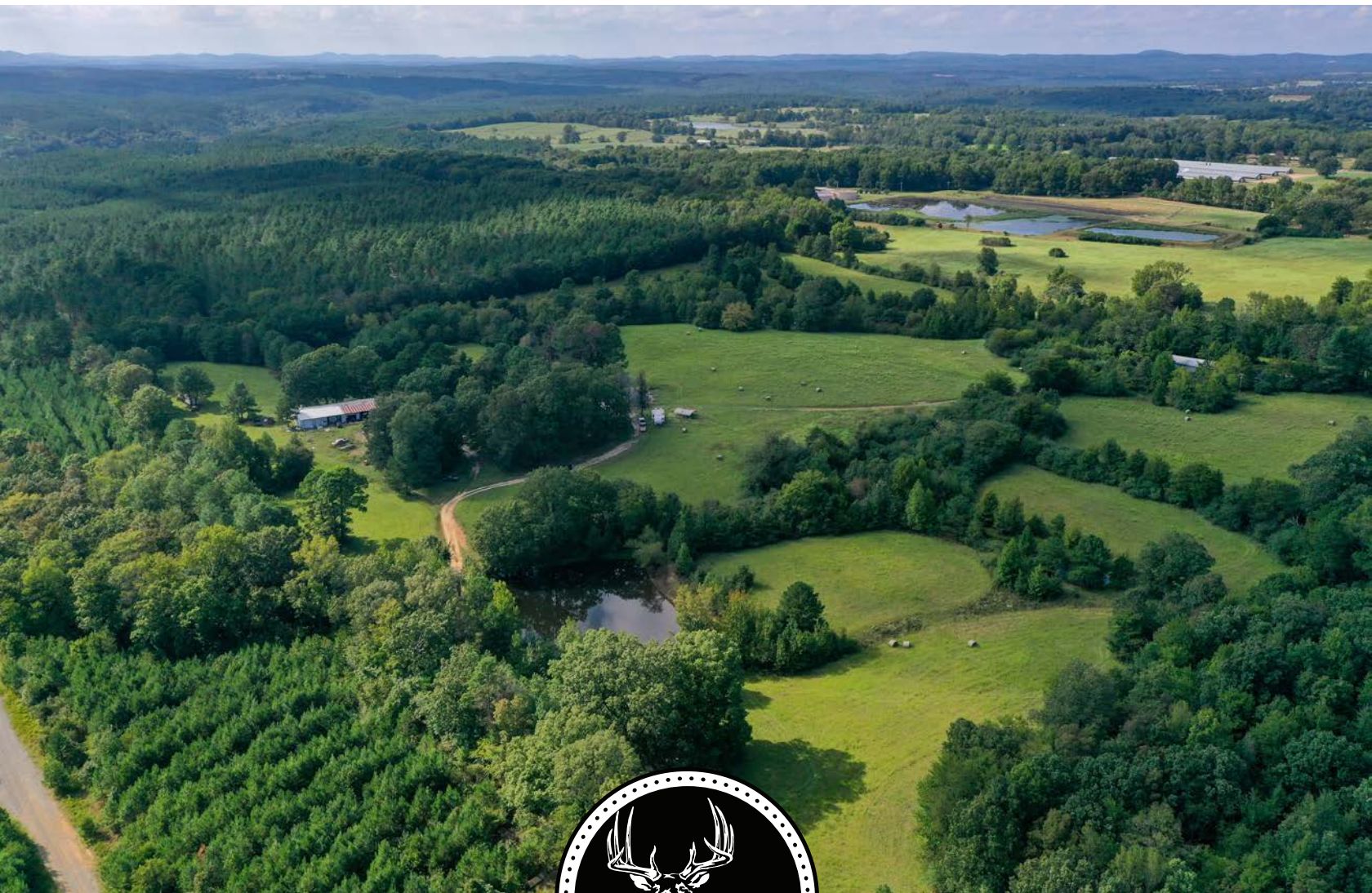


MIDWEST LAND GROUP PRESENTS

40 ACRES IN

POLK COUNTY ARKANSAS

152 KARE LANE, GRANNIS, AR 71944



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES WITH NEW MOBILE HOME AND SHOP

Located just outside of Grannis in southern Polk County, this 40 +/- acre homestead has multiple features that set it apart from other tracts in the area! The acreage is located at the end of a dead-end road and has a nice buffer of timber around all of its boundaries, providing unparalleled privacy. Towards the southern end of the property, a brand new three-bed two-bath mobile home sits on a nice knoll overlooking a spacious meadow. The mobile home is nicely finished with several upgrades and is less than a year old. Just down the hill from the home, through a grove of mature oak trees, the 50'x100' five bay shop allows ample space for many projects, or even the potential for a work-from-home business. The all-steel shop building has concrete floors, three-phase power, and an office. The most unique feature of this land is its topography and

composition of pasture and timber. The topography allows for five year-round ponds, great for fishing and wildlife alike. The rolling terrain also separates the property into several excellent hilltop building sites, each with its own element of seclusion. This property would be a prime location for a family compound or cabin site. An older home of no value sits in a great building site as well, offering a great head start on the placement of utilities.

With a new home, shop, outbuildings, pasture, timber, five ponds, fishing, hunting, excellent seclusion, and multiple build sites, this 40 +/- acre property has more features than many larger parcels. Don't miss out on this great piece of Polk County real estate. Call today for your showing.



PROPERTY FEATURES

COUNTY: **POLK** | STATE: **ARKANSAS** | ACRES: **40**

- New 3-bed, 2-bath double-wide mobile home
- 50'x100' five bay automotive shop
- Five ponds
- Private and secluded setting
- End of dead-end road
- Less than one mile from Highway 71
- Older home with outbuildings
- Huge old-growth oak trees
- Multiple homesites
- Excellent access via Kare Lane and South Eaton Road
- Perfect layout for family compound or multiple cabins
- Great deer hunting
- Excellent topography

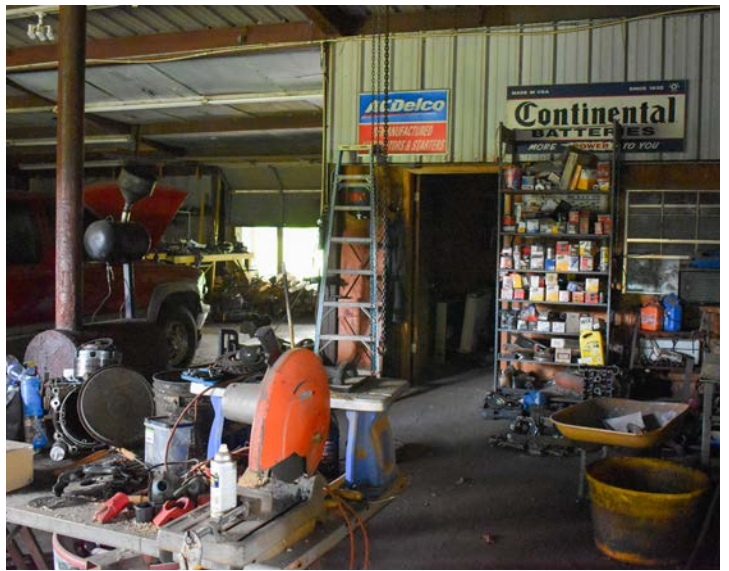


NEW DOUBLE-WIDE MOBILE HOME

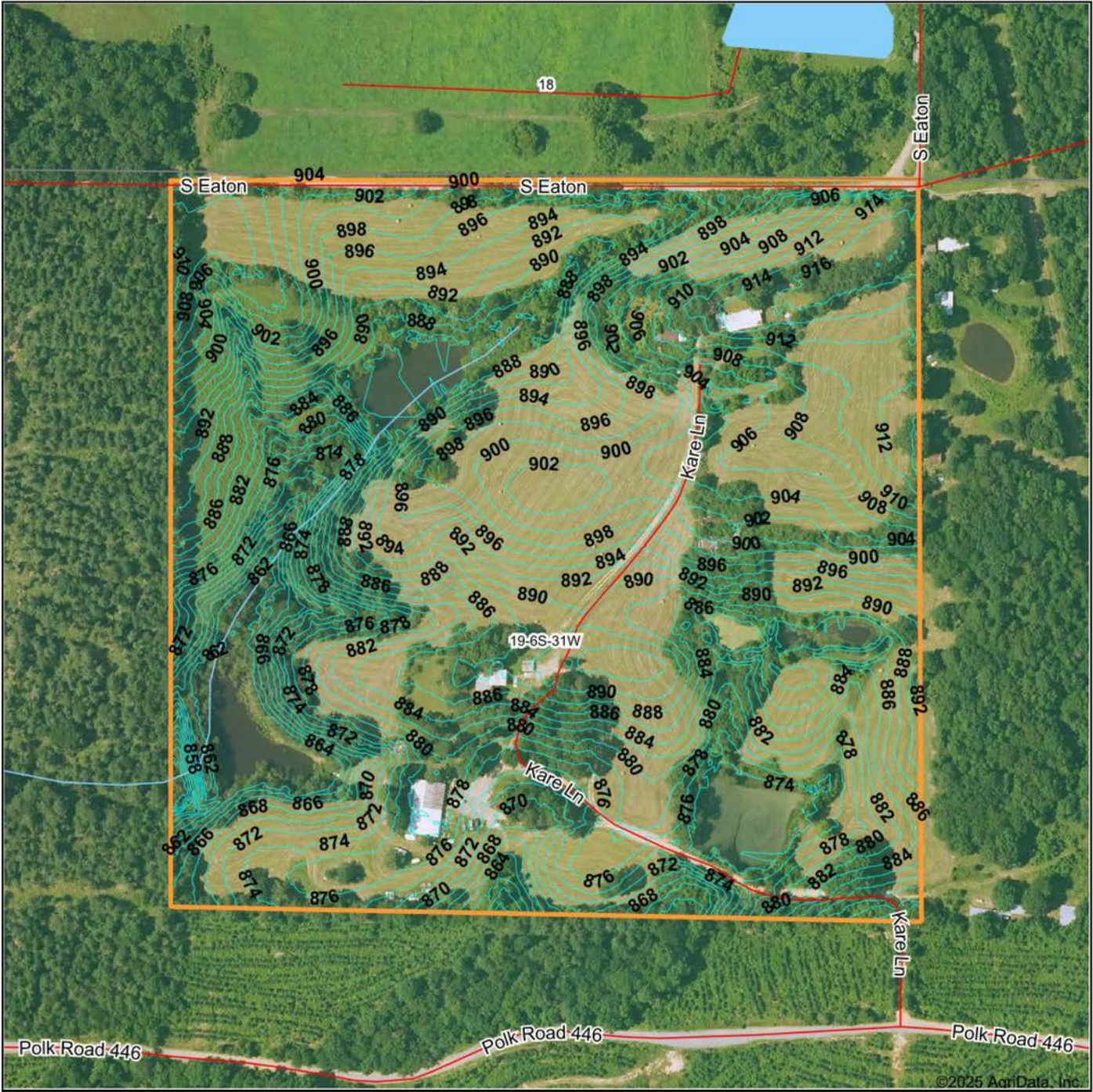
owards the southern end of the property, a brand new three-bed two-bath mobile home sits on a nice knoll overlooking a spacious meadow. The mobile home is nicely finished with several upgrades and is less than a year old.



50'X100' FIVE BAY AUTOMOTIVE SHOP



TOPOGRAPHY MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 842.4

Max: 918.3

Range: 75.9

Average: 888.8

Standard Deviation: 14.14 ft

0ft 278ft 555ft

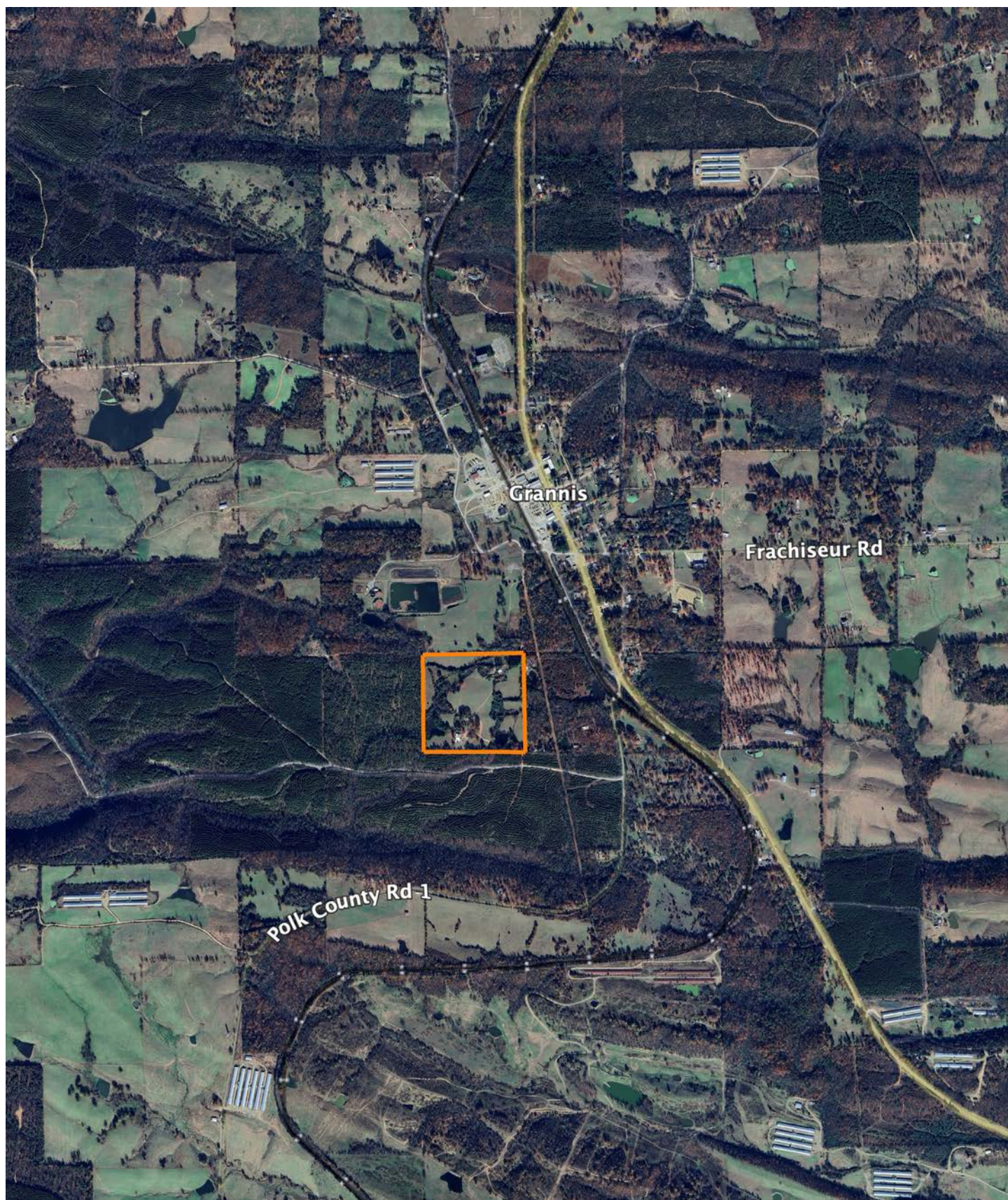


9/30/2025

19-6S-31W
Polk County
Arkansas

Boundary Center: 34° 13' 58.27, -94° 20' 16.7

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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