

MIDWEST LAND GROUP PRESENTS



2,495 ACRES
LOGAN COUNTY, AR

Tate Road, Booneville, Arkansas 72927



MIDWEST LAND GROUP IS HONORED TO PRESENT

THE KEENAN LAKE RANCH

Set in the rolling foothills of the Ouachita Mountains, this 2,495 +/- acre property offers the kind of scale, privacy, and natural beauty that rarely comes to market—anchored by a stunning 110-acre private lake that immediately sets it apart. It's a place with a quiet sense of prestige, a rich history tied to the Boy Scouts of America, and a landscape designed for recreation. This is a rare opportunity to acquire a mountain sanctuary worthy of generational ownership.

A blend of mature hardwoods and planted pine blankets the rolling terrain, creating both exceptional wildlife habitat and meaningful timber income potential. A well-developed road network provides the property with accessibility both internally and around much of its perimeter, allowing for easy access to virtually any portion of its vast footprint.

The recreational value is outstanding. The property supports strong populations of whitetail deer, turkey, and black bear, and the layout naturally lends itself to growing and holding mature bucks. The lake adds a rare dimension, having waterfowl potential, scenic fishing opportunities, and a setting that feels like a private mountain retreat.

This land carries a unique advantage—its former life as a Boy Scout holding. That heritage left behind

an array of functional improvements that elevate the property: multiple cabins, pavilions, a dining hall, rifle and skeet ranges, a shower house, canoe shed, and more. Together, these structures provide a valuable infrastructure base that would take years and significant expense to replicate. For those with a vision of a premier hunting and recreational ranch, this property delivers the perfect canvas with an extraordinary head start.

Along the lake's edge are beautiful, park-like shorelines with easy access, ideal for gatherings, boat launches, or future enhancements. With municipal water and electricity already reaching a large portion of the tract, the property is well positioned for a private retreat, a wilderness lodge concept, or a thoughtfully designed hunting and recreation estate.

This tract's vast presence makes it feel substantial, capable, and ready for the next owner to shape it into something remarkable—whether that's a legacy family getaway, a high-end hunting operation, or a premium conservation and timber asset.

Large tracts of this caliber, scale, and versatility are virtually impossible to replicate. This is a legacy-level property with the natural resources, infrastructure, and setting to be a truly extraordinary paradise in the Ouachita foothills for its next lucky owner.

PROPERTY FEATURES

COUNTY: **LOGAN** | STATE: **ARKANSAS** | ACRES: **2,495**

- 2,495 +/- contiguous acres
- 110 +/- acre private lake
- Excellent hunting
- Great road and trail network
- Municipal water
- Electricity across a substantial portion
- Rich history with the Boy Scouts of America
- 2-story "Training Lodge" with kitchen
- Dining hall pavilion w/ kitchen
- Skeet range
- Shower house
- Cabins
- Timber income
- Over 2 miles of lake shoreline
- Picnic areas and boat launch
- Remarkable wildlife habitat



110 +/- ACRE PRIVATE LAKE

The lake adds a rare dimension, having waterfowl potential, scenic fishing opportunities, and a setting that feels like a private mountain retreat.



TIMBER INCOME



GREAT ROAD AND TRAIL NETWORK



RICH HISTORY WITH THE BOY SCOUTS

That heritage left behind an array of functional improvements that elevate the property: multiple cabins, pavilions, a dining hall, rifle and skeet ranges, a shower house, canoe shed, and more.



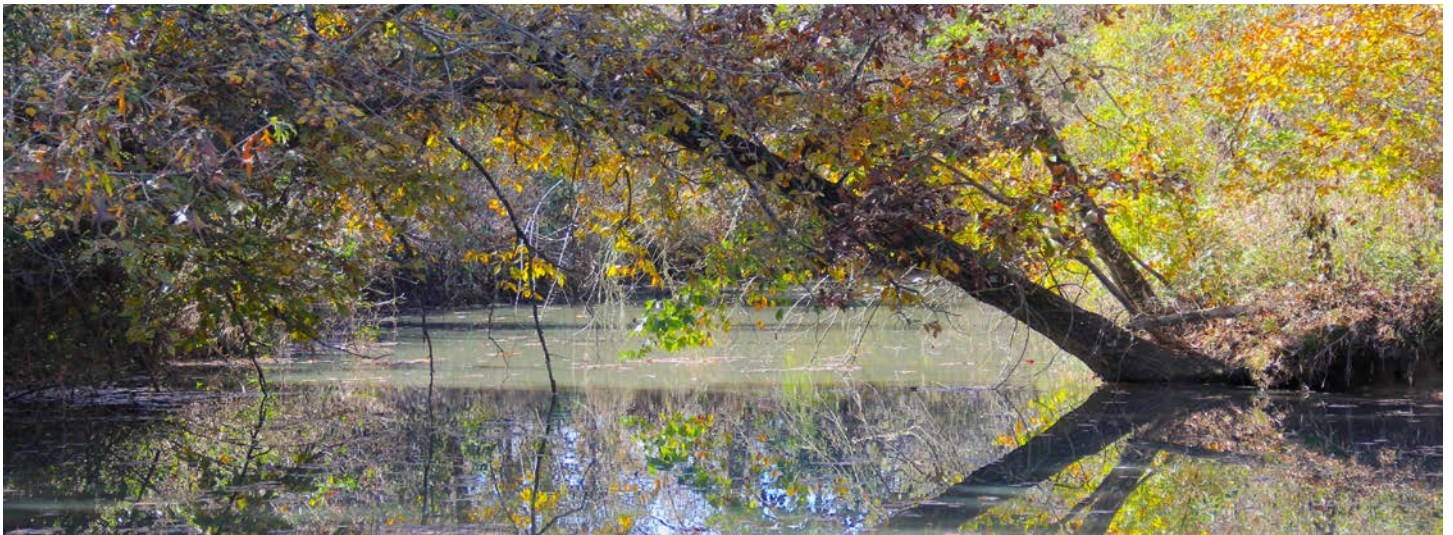
PICNIC AREAS AND BOAT LAUNCH

Along the lake's edge are beautiful, park-like shorelines with easy access, ideal for gatherings, boat launches, or future enhancements.



REMARKABLE WILDLIFE HABITAT

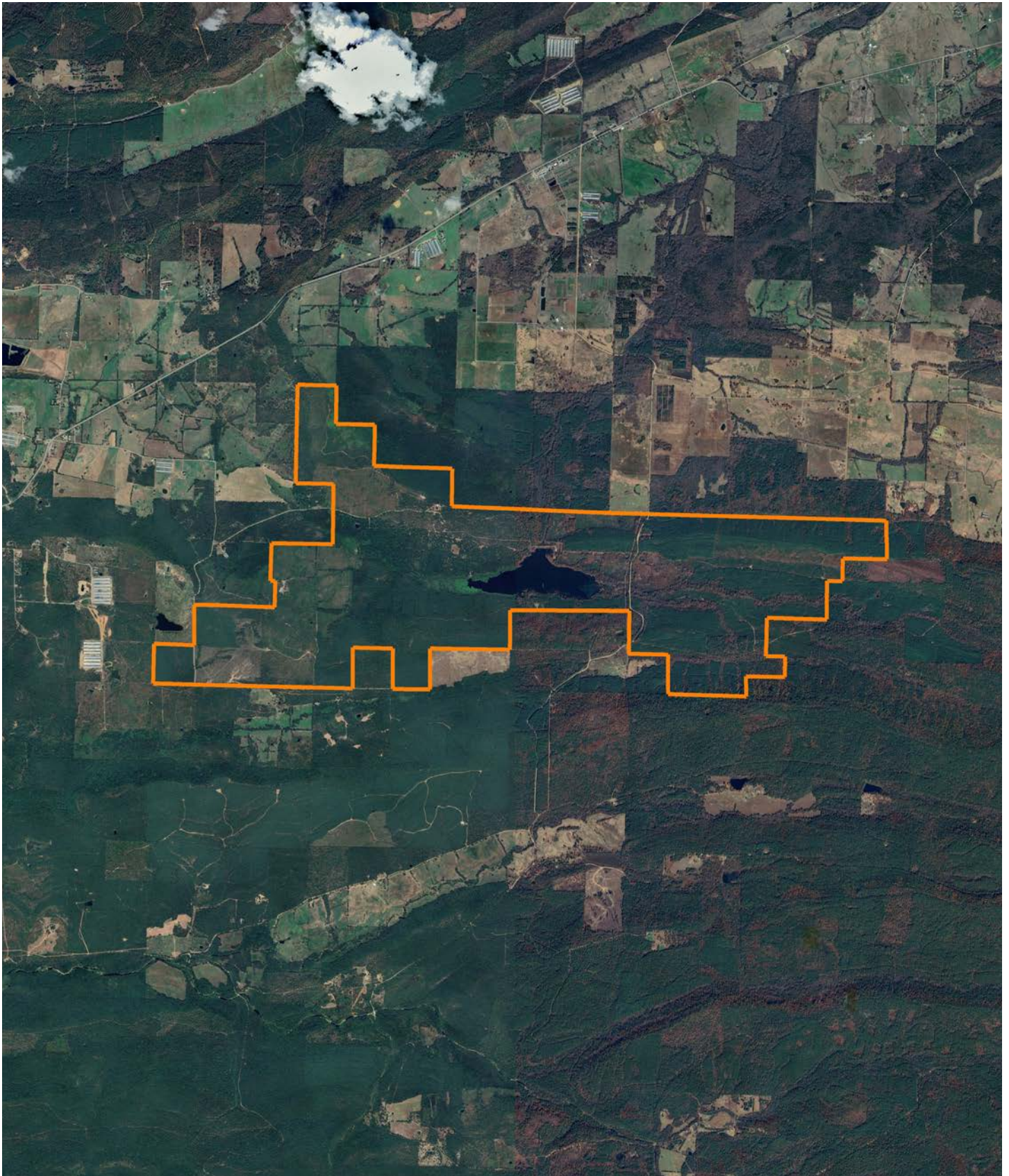
The recreational value is outstanding. The property supports strong populations of whitetail deer, turkey, and black bear, and the layout naturally lends itself to growing and holding mature bucks.



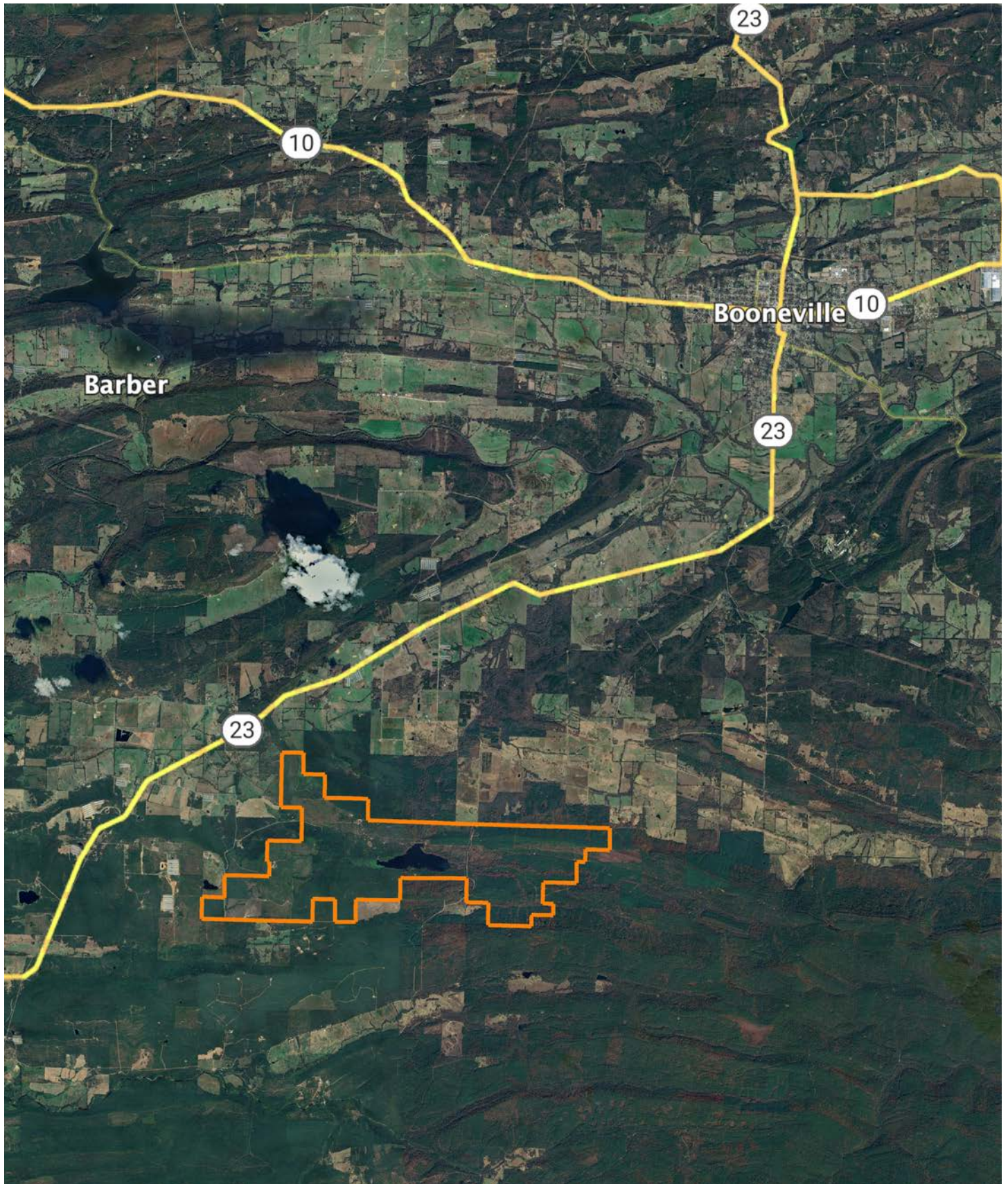
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



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,
ASSOCIATE LAND BROKER
479.426.8303
MFarrell@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.