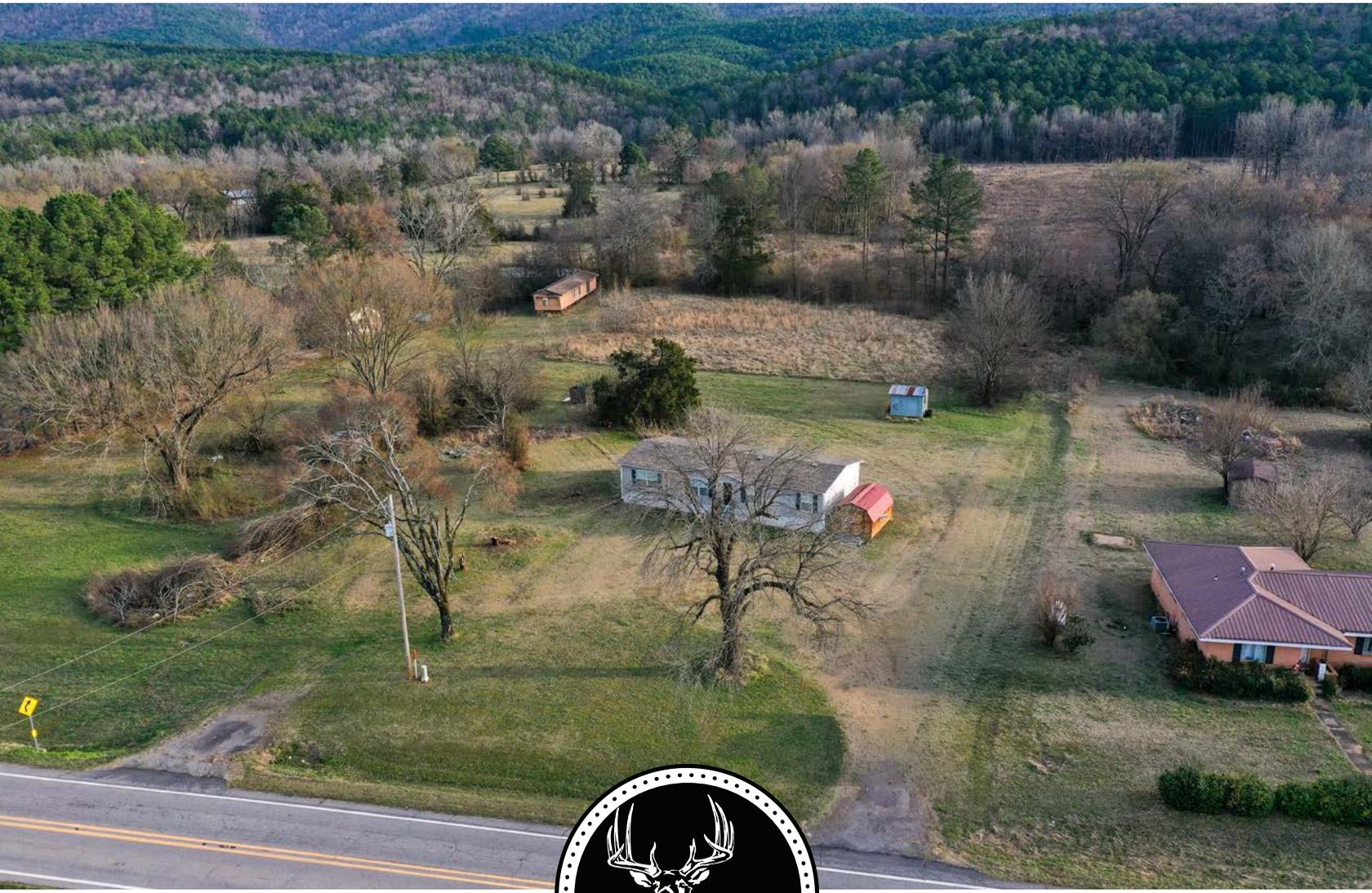


MIDWEST LAND GROUP PRESENTS

3 ACRES IN

YELL COUNTY ARKANSAS

24405 HIGHWAY 80, DANVILLE, AR 72833



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPACIOUS MOBILE HOME ON 3 +/- COUNTRY ACRES

If you've been looking for a quiet country home with a few acres, you don't want to miss this great Yell County property! Located fifteen minutes west of Danville on Highway 80, this 1,680 +/- square foot mobile home sits on 3 +/- acres. The three bed, two bath home has a spacious kitchen along with two large living areas. The home has its own well and is wired with high-speed fiber-optic internet. There is a storage building nearby the home that conveys with the property as well. If you're looking for acreage to grow a garden, raise a few

animals, or just space to enjoy the beautiful Ouachita Mountain Range, you're sure to love the land that this property has to offer. The approximate three acres is flat and mostly open, with standing timber along much of its boundary, and abundant shade trees scattered around as well. There are beautiful mountain views in every direction, and plenty of space for your future homestead. All of this is located just fifteen minutes west of Danville and thirty minutes from Waldron. Call today for your personal tour!

PROPERTY FEATURES

COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **3**

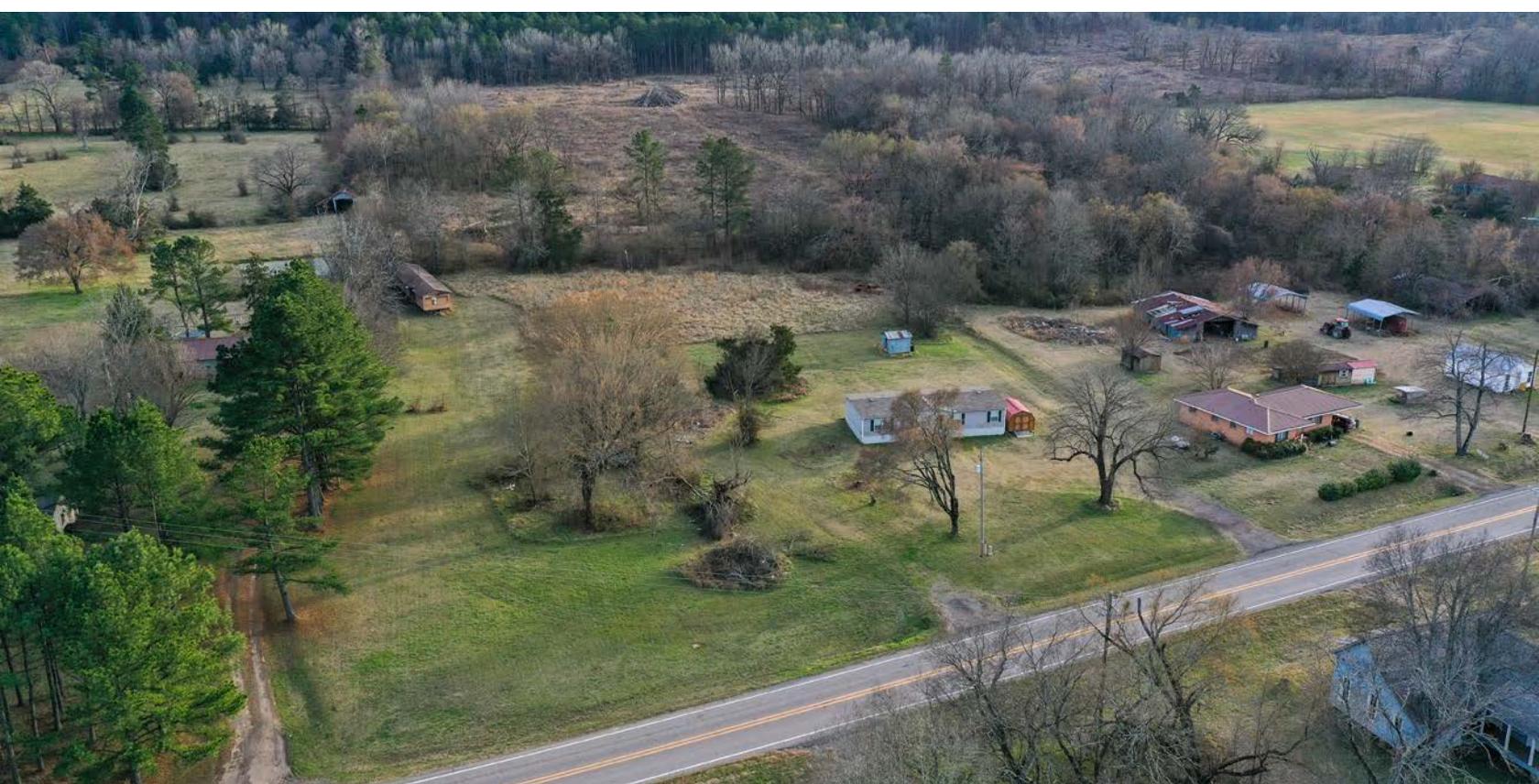
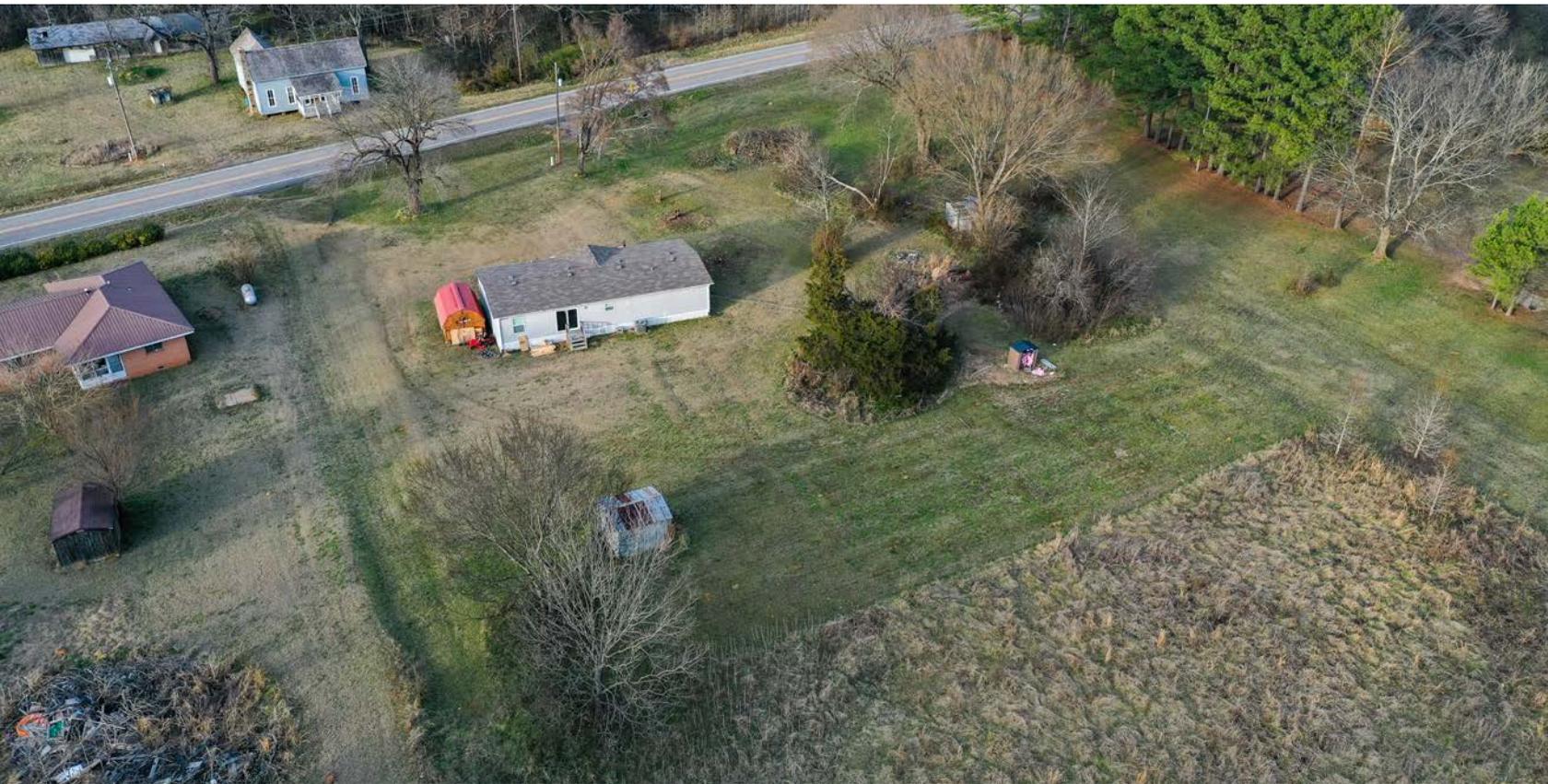
- 1,680 +/- square foot mobile home
- 3 bed
- 2 bath
- Spacious living area
- Storage building
- Well
- Fiber-optic internet
- National forest just minutes away
- 15 minutes from Danville
- 30 minutes from Waldron



1,680 +/- SQUARE FOOT MOBILE HOME



3 +/- ACRES



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 1.0

Min: 417.0

Max: 432.9

Range: 15.9

Average: 424.8

Standard Deviation: 3.02 ft

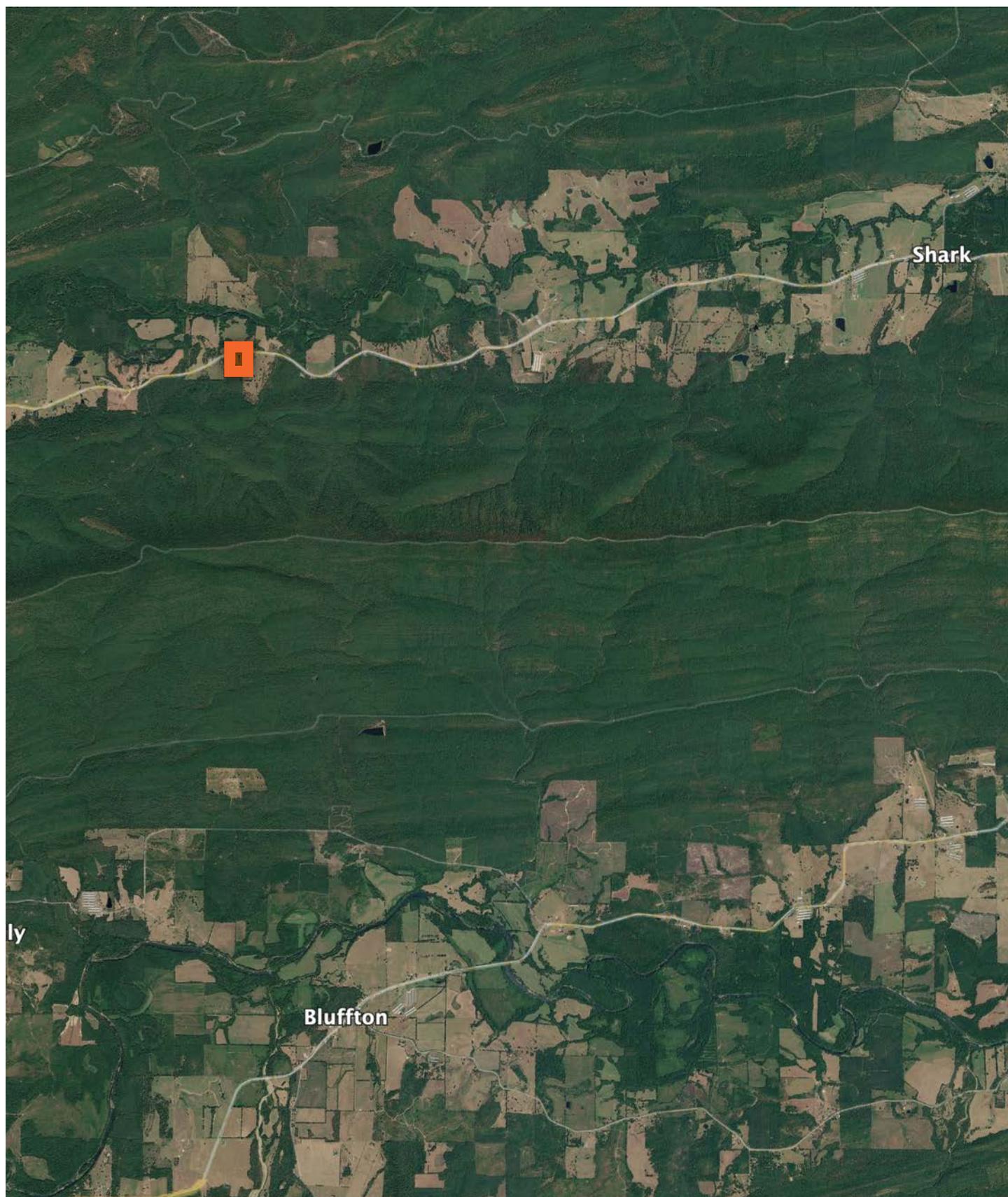


3/2/2026

24-4N-25W
Yell County
Arkansas

Boundary Center: 34° 58' 59.89, -93° 36' 58.99

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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