

MIDWEST LAND GROUP PRESENTS

44 ACRES

LOGAN COUNTY, AR

2210 WEITERER ROAD, SCRANTON, ARKANSAS 72863



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

44 +/- ACRE HORSE RANCH IN LOGAN COUNTY

Midwest Land Group is pleased to present the Mossy Rock Ranch. Situated approximately 3.6 miles east of Scranton, this property encompasses 44 +/- acres of scenic hilltop terrain. The property encompasses four enclosed paddocks, notably including a 14 +/- acre meadow that has been diligently preserved for hay cultivation and is equipped with a pond. Equipped with a professional roping and barrel racing arena and an expansive 80'x100' horse barn featuring four turnouts, the ranch is fully prepared to accommodate equestrian activities.

The barn facility is fully plumbed and prepared for the installation of a bathroom. The loft area situated above the turnouts was specifically engineered to house a capacity of up to 1,000 square bales of hay. The structure further includes a 20-foot shed extension at the rear, a dedicated sorting lot, and a sophisticated tack room located in the northeast corner. Additionally, four roll-up

garage doors have been integrated to ensure efficient access to the premises. The property further includes a 40'x60' concrete foundation equipped with electrical service, providing a prepared site for the construction of an additional workshop.

The driveway, yard, and two of the paddocks are enclosed by a pipe and cable fence; complemented by a meticulously maintained lawn, the aesthetic appeal of this property is exceptional. The residence, comprising four bedrooms and three and a half bathrooms, exemplifies a Western architectural aesthetic, characterized by tongue-and-groove woodwork, a brick fireplace, custom cabinetry, and a two-car carport. The property features a full-length front porch alongside an expansive rear porch and seating area adjacent to the kitchen, offering panoramic views of the Arkansas mountains to both the north and south.



PROPERTY FEATURES

COUNTY: **LOGAN** | STATE: **ARKANSAS** | ACRES: **44**

- Horse ranch
- 4 bed, 3.5 bath
- 80'x100' horse barn
- Roping and barrel racing arena
- Pipe and cable fence
- 40'x60' concrete pad
- 4 turnouts
- Tack room
- Pond
- Exceptional views
- Fully fenced and cross-fenced



4 BED, 3.5 BATH

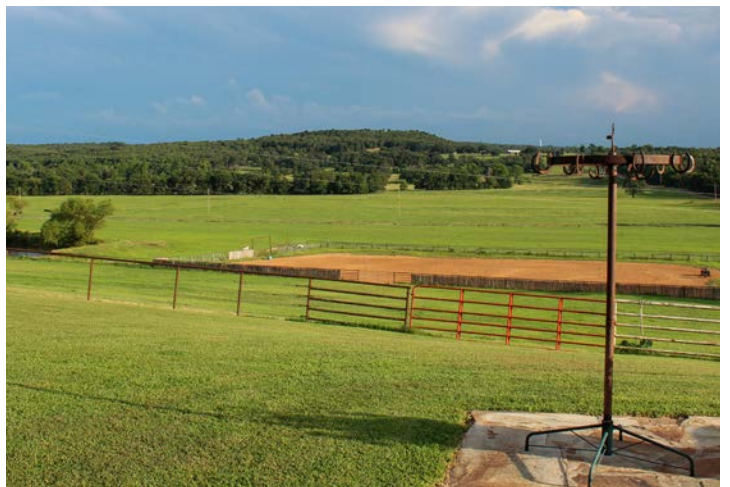
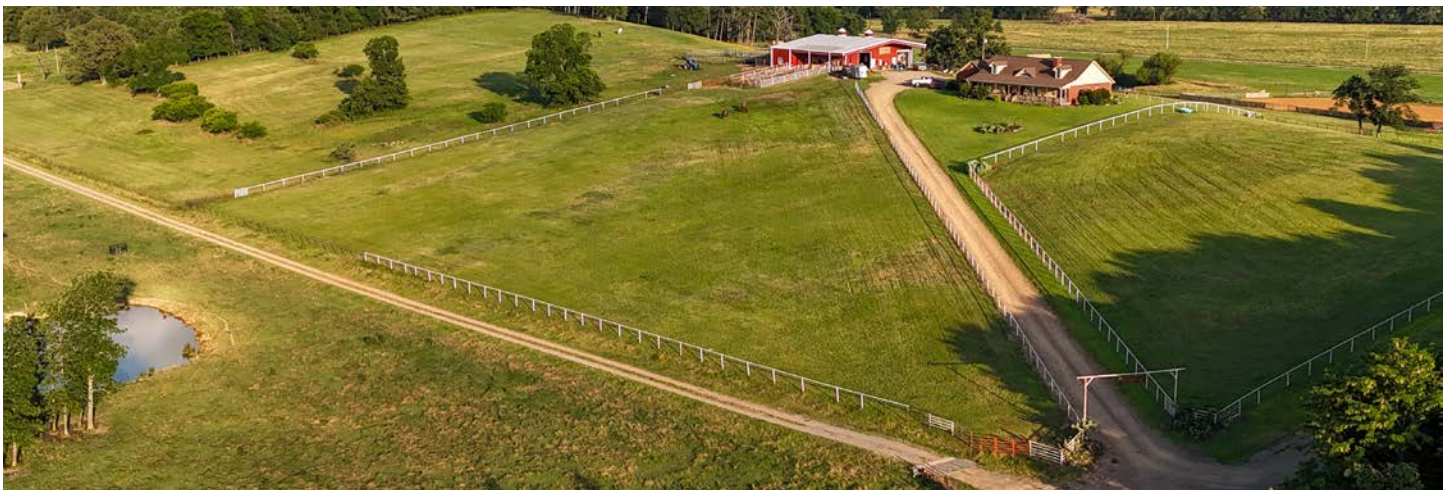
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POND



FENCE AND CROSS-FENCED



14 +/- ACRE MEADOW

The property encompasses four enclosed paddocks, notably including a 14 +/- acre meadow that has been diligently preserved for hay cultivation and is equipped with a pond.

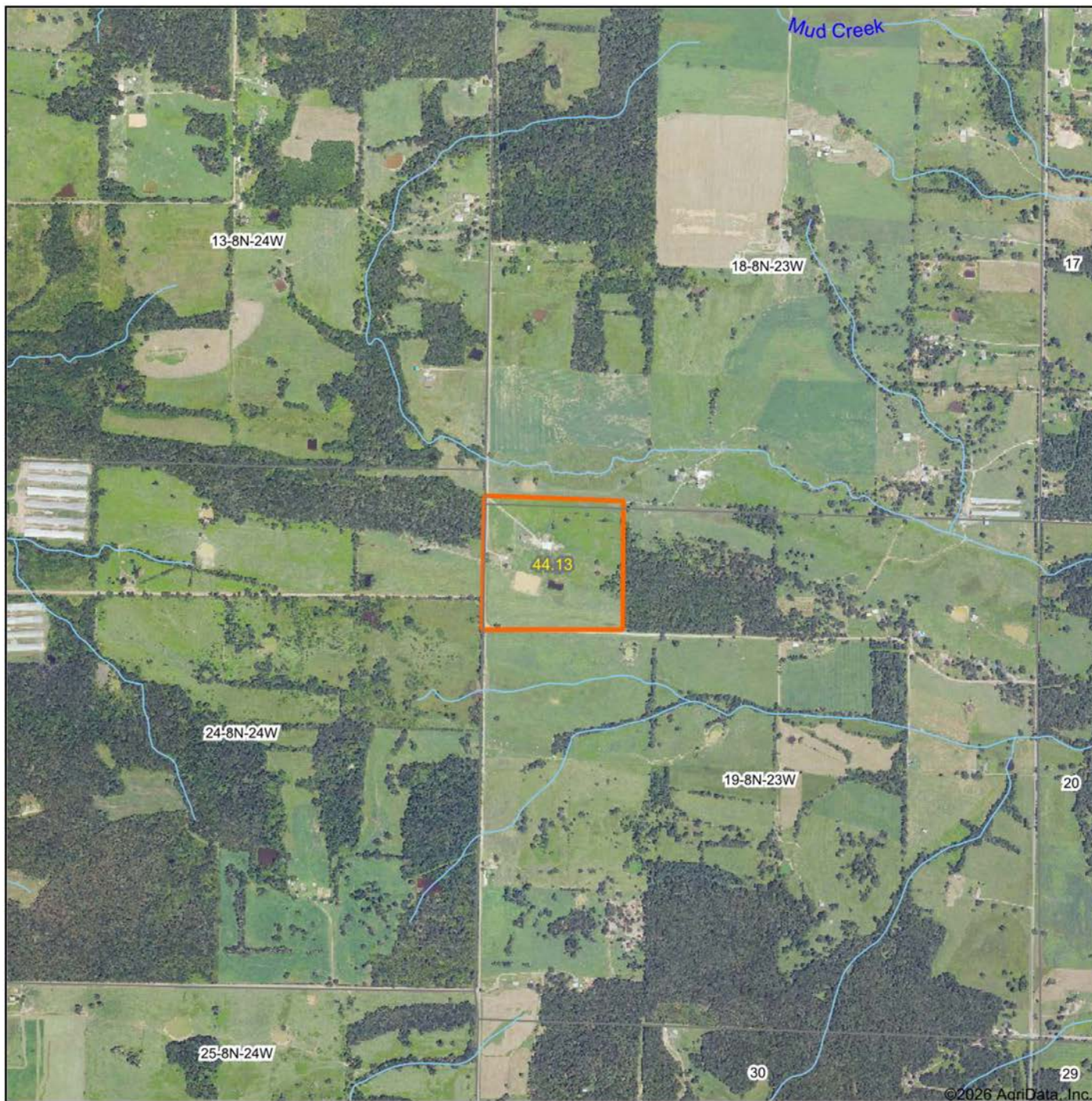


80'X100' HORSE BARN

Equipped with a professional roping and barrel racing arena and an expansive 80'x100' horse barn featuring four turnouts, the ranch is fully prepared to accommodate equestrian activities.



AERIAL MAP



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Boundary Center: 35° 20' 46.15, -93° 29' 18.04



Maps Provided By:



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19-8N-23W
Logan County
Arkansas



7/7/2026

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 400.2

Max: 475.0

Range: 74.8

Average: 429.7

Standard Deviation: 18.01 ft

0ft 288ft 576ft

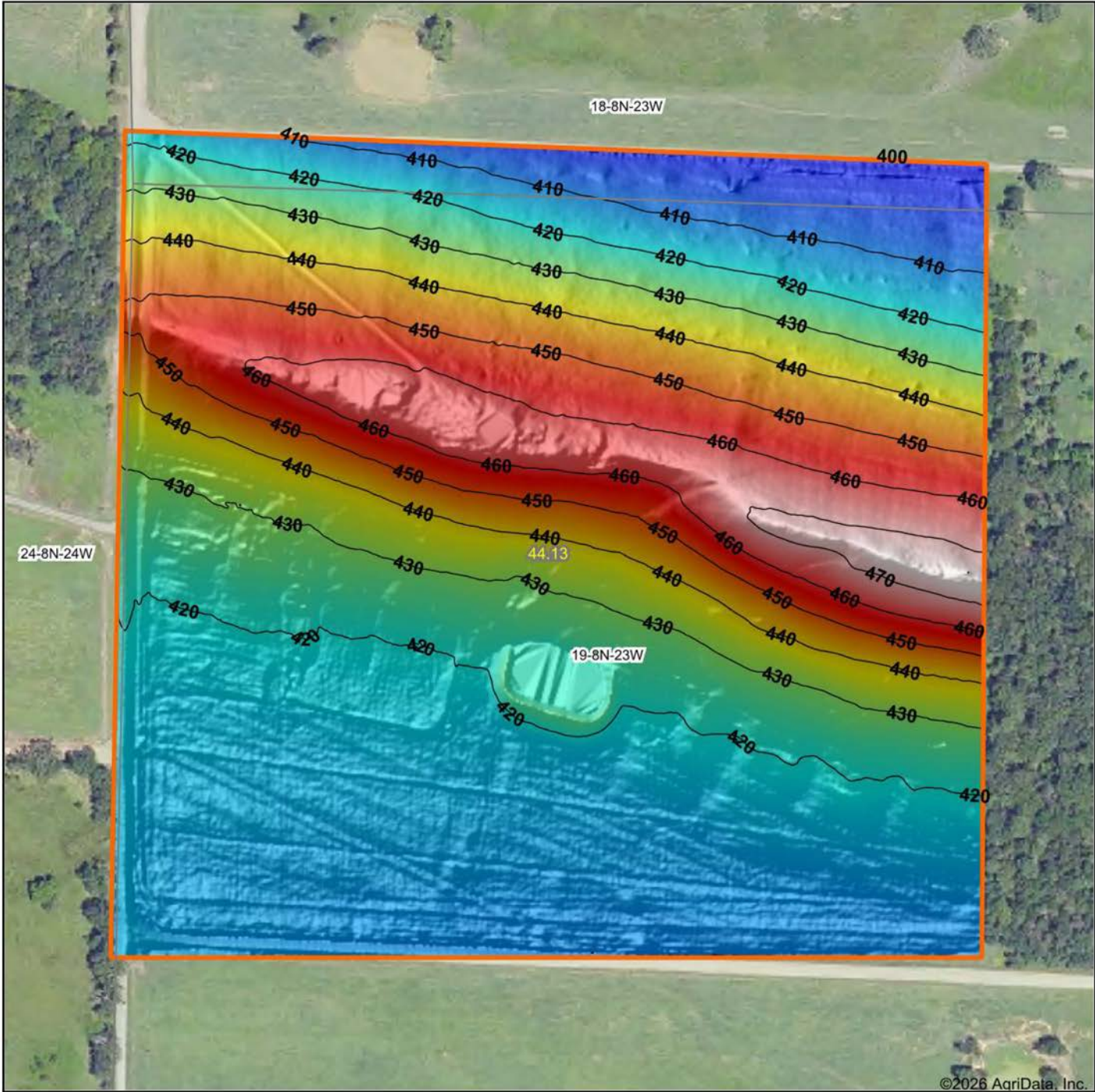


7/7/2026

19-8N-23W
Logan County
Arkansas

Boundary Center: 35° 20' 46.15, -93° 29' 18.04

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 400.2
 Max: 475.0
 Range: 74.8
 Average: 429.7
 Standard Deviation: 18.01 ft

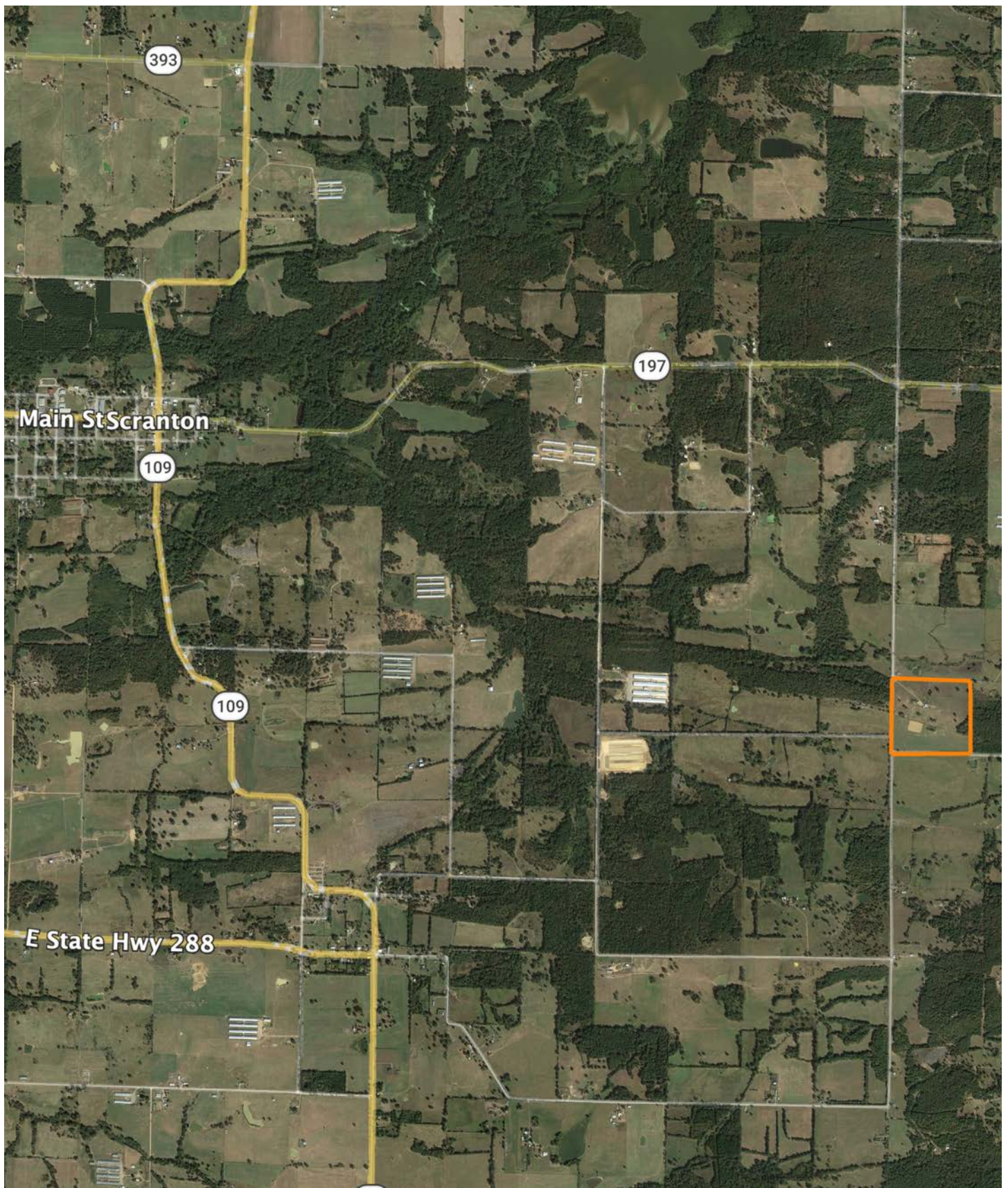


19-8N-23W
Logan County
Arkansas

Boundary Center: 35° 20' 46.15, -93° 29' 18.04


 Maps Provided By:
 **surety**[®]
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OVERVIEW MAP



AGENT CONTACT

Born in Paris and raised in Scranton, Arkansas, Michael Joe Johnson has spent his entire life connected to the land, the people, and the rural way of life that defines West Central Arkansas. Growing up on a small farm and later discovering his passion for whitetail and turkey hunting in the early 2000s, Michael Joe developed an appreciation for land not only for its value, but for the memories, opportunities, and legacy it provides.

Michael Joe's journey into land sales began from the other side of the table - when he purchased his own farm through Midwest Land Group in 2020. The professionalism, communication, and continued follow-up he received made a lasting impression, inspiring him to help others experience that same level of service. As a former business owner who operated Johnson Industrial Coatings across five states for more than a decade, he understands client expectations, large-scale projects, and the importance of clear and dependable communication.

Whether advising on setting up bare farms for hunting or guiding first-time land buyers through a major investment, Michael Joe brings empathy and firsthand experience to every conversation. A former school board member for four years, a devout Christian, and member of American Legion Post 258, he is proud to serve the region he calls home with honesty, work ethic, and the ability to find common ground with just about anyone.

When you're ready to buy or sell rural property in West Central Arkansas, Michael Joe Johnson is ready to help every step of the way.



MICHAEL JOE JOHNSON, LAND AGENT

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