

MIDWEST LAND GROUP PRESENTS

220 ACRES IN

SCOTT COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

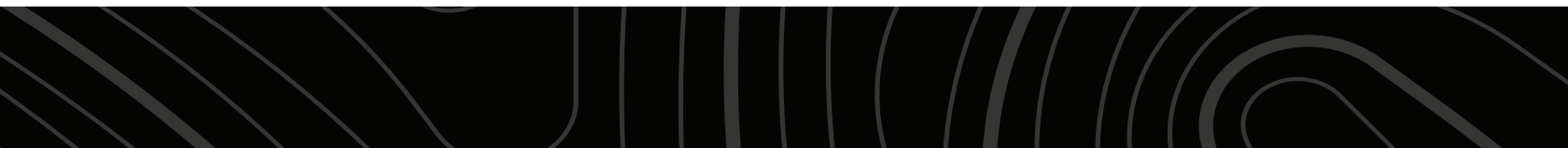
220 +/- ACRES WITH PETIT JEAN RIVER FRONTAGE

Discover your opportunity to own your very own recreational escape! Located between Waldron and Mansfield, just off of Highway 71 in Scott County, this 220 +/- acre tract boasts just under one mile of Petit Jean River frontage. With many other features beneficial to the outdoorsman, this property is one that you won't want to miss.

Along the eastern and southern boundary of the property, the Petit Jean River meanders for just under a mile, its banks lined with towering oaks and an abundance of wildlife sign everywhere you look. The Petit Jean is known for great fishing, and this stretch of the river is no exception. With easy access in place, you can take your favorite kayak or canoe right to the water's edge and enjoy a nice morning on the water. Not only does the river provide water access for you to enjoy, but it also creates a wildlife corridor funneling game into the property.

The 220 +/- acres are covered in timber of varying ages. Huge oaks and hardwoods along the river and in the bottoms surround younger natural growth hardwoods and overgrown fields, providing perfect game habitat. Deer, bear, turkey, and hog sign is present. A few ATV trails are in place, providing access to part of the property. With the addition of more trails and food plot areas, this property has the potential to be one of the best hunting tracts that the area has to offer. There is a 2021 model three bed two bath mobile home on the property that needs repair, along with an approximately 30'x40' enclosed barn.

All of this is located just one mile off of Highway 71, 15 minutes from both Waldron and Mansfield, and only 45 minutes from Fort Smith. If you are looking for a recreational property in Western Arkansas, you do not want to miss this one. Call today for your personal tour!



PROPERTY FEATURES

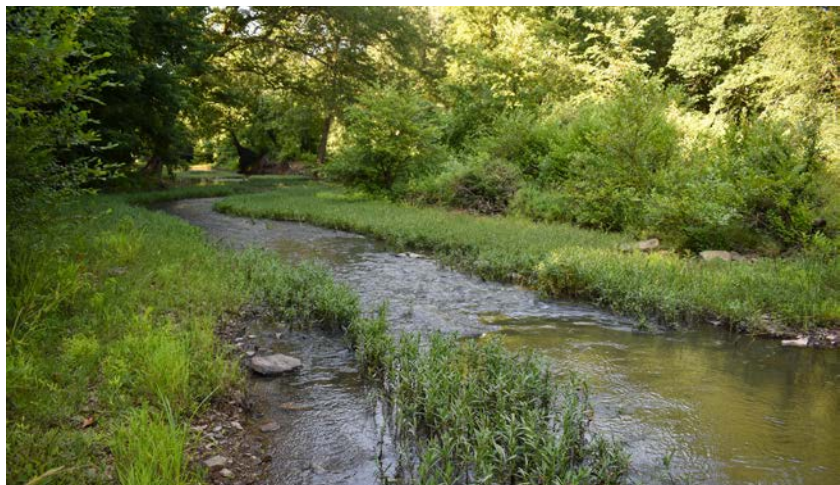
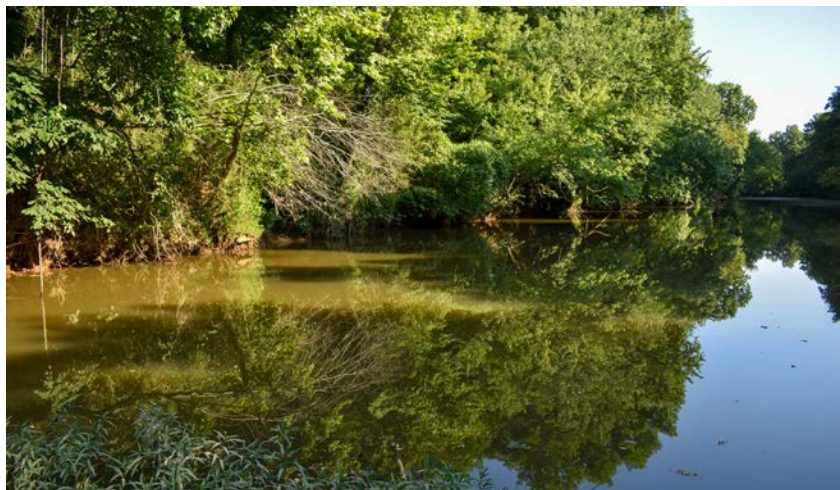
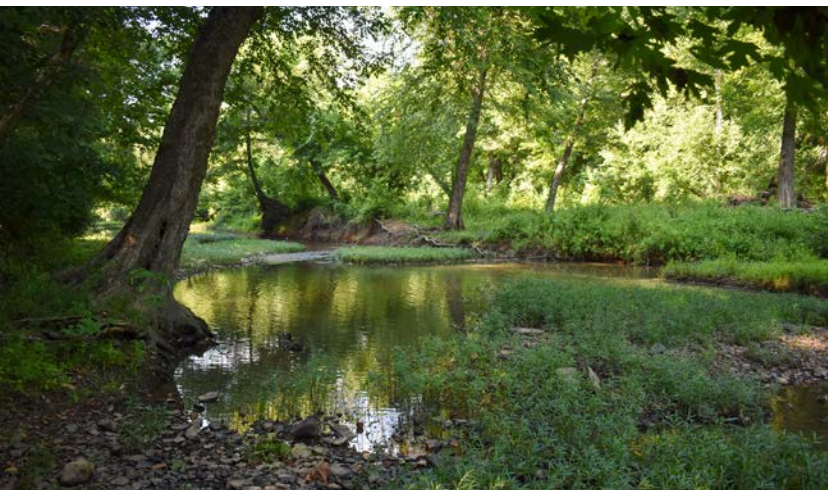
COUNTY: **SCOTT** | STATE: **ARKANSAS** | ACRES: **220**

- 9/10 mile of Petit Jean River frontage
- Deep pools and rocky shoals
- Great fishing
- Deer, bear, turkey, and hog hunting
- Small game
- ATV trails in place
- Mixture of mature hardwoods and young hardwoods
- 3 bed, 2 bath 1,568 sq.ft. mobile home
- Barn
- 1 mile off of Highway 71
- 15 minutes from Waldron
- 15 minutes from Mansfield
- 45 minutes from Fort Smith



9/10 MILE OF PETIT JEAN RIVER FRONTAGE

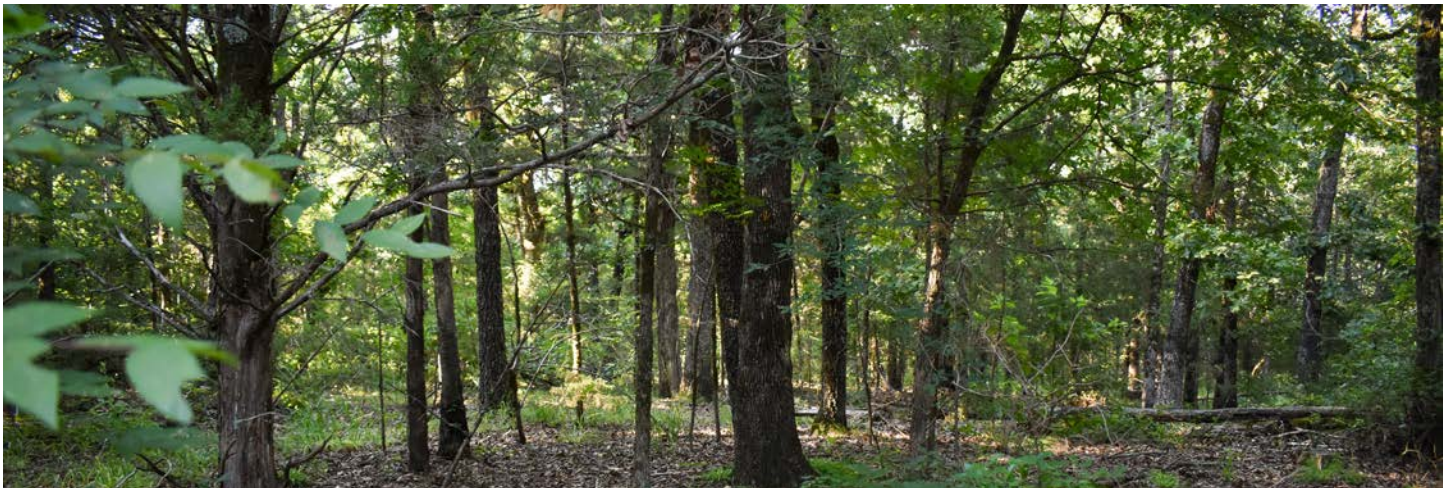
Along the eastern and southern boundary of the property, the Petit Jean River meanders for just under a mile, its banks lined with towering oaks and an abundance of wildlife sign everywhere you look.



ATV TRAILS IN PLACE



MIXTURE OF HARDWOODS

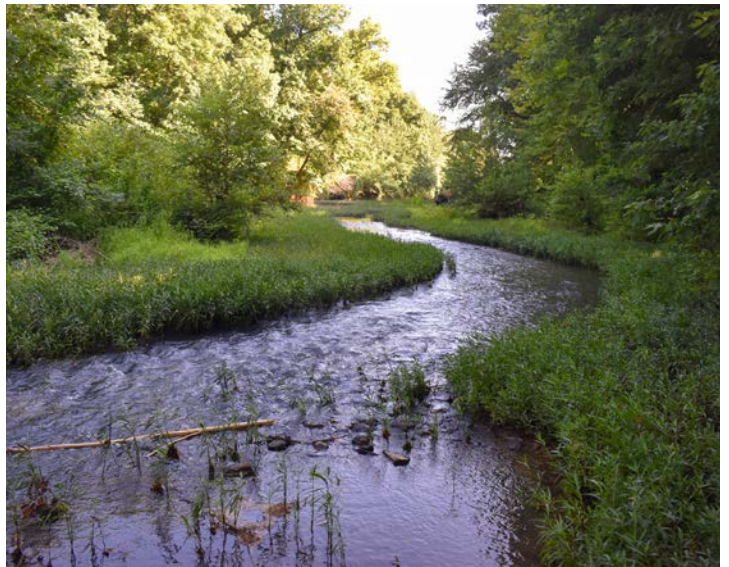


BARN & MOBILE HOME

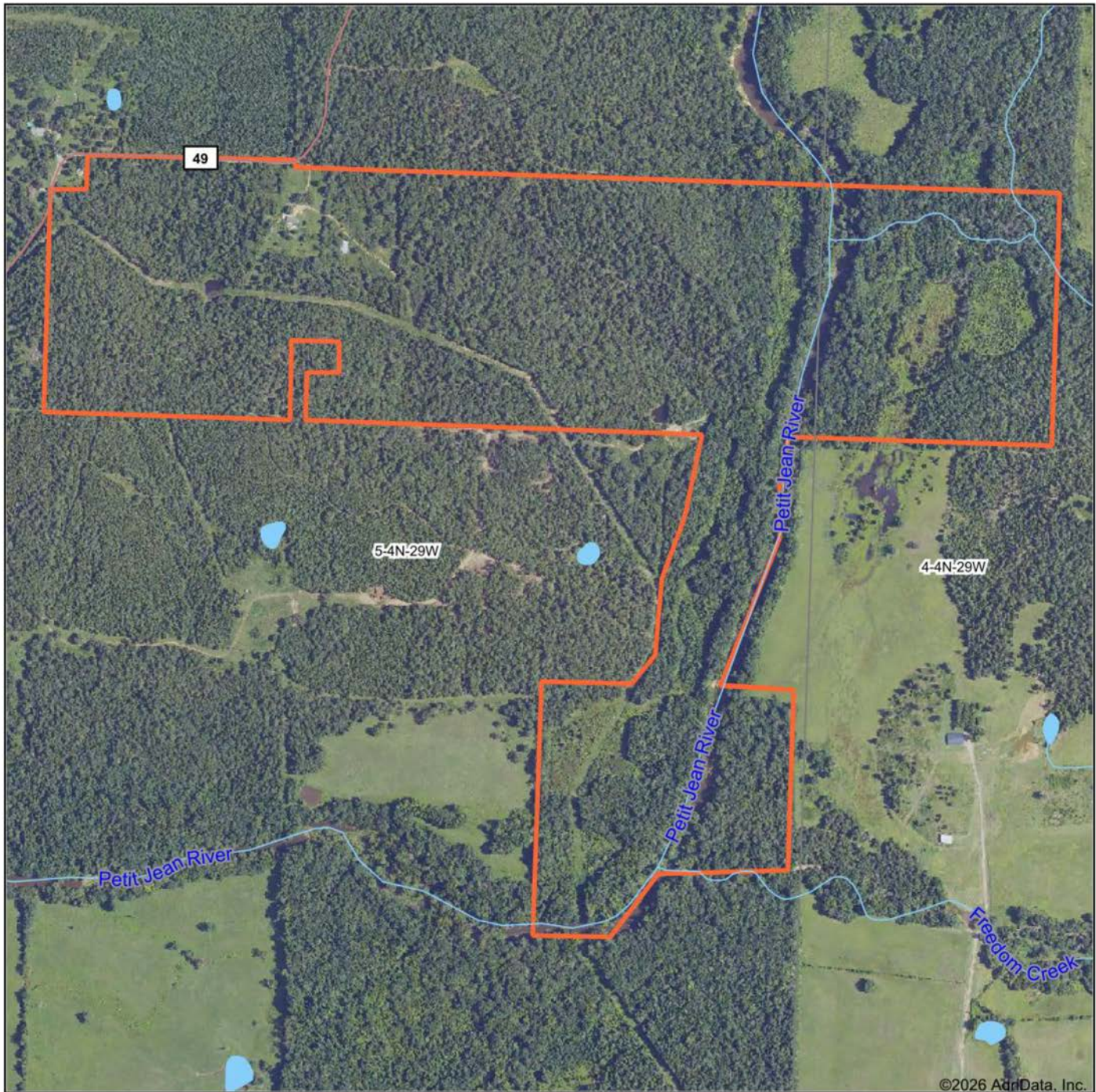
here is a 2021 model three bed two bath mobile home on the property that needs repair, along with an approximately 30'x40' enclosed barn.



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Map Center: 35° 2' 23.97, -94° 5' 44.9

0ft 810ft 1621ft



Maps Provided By:



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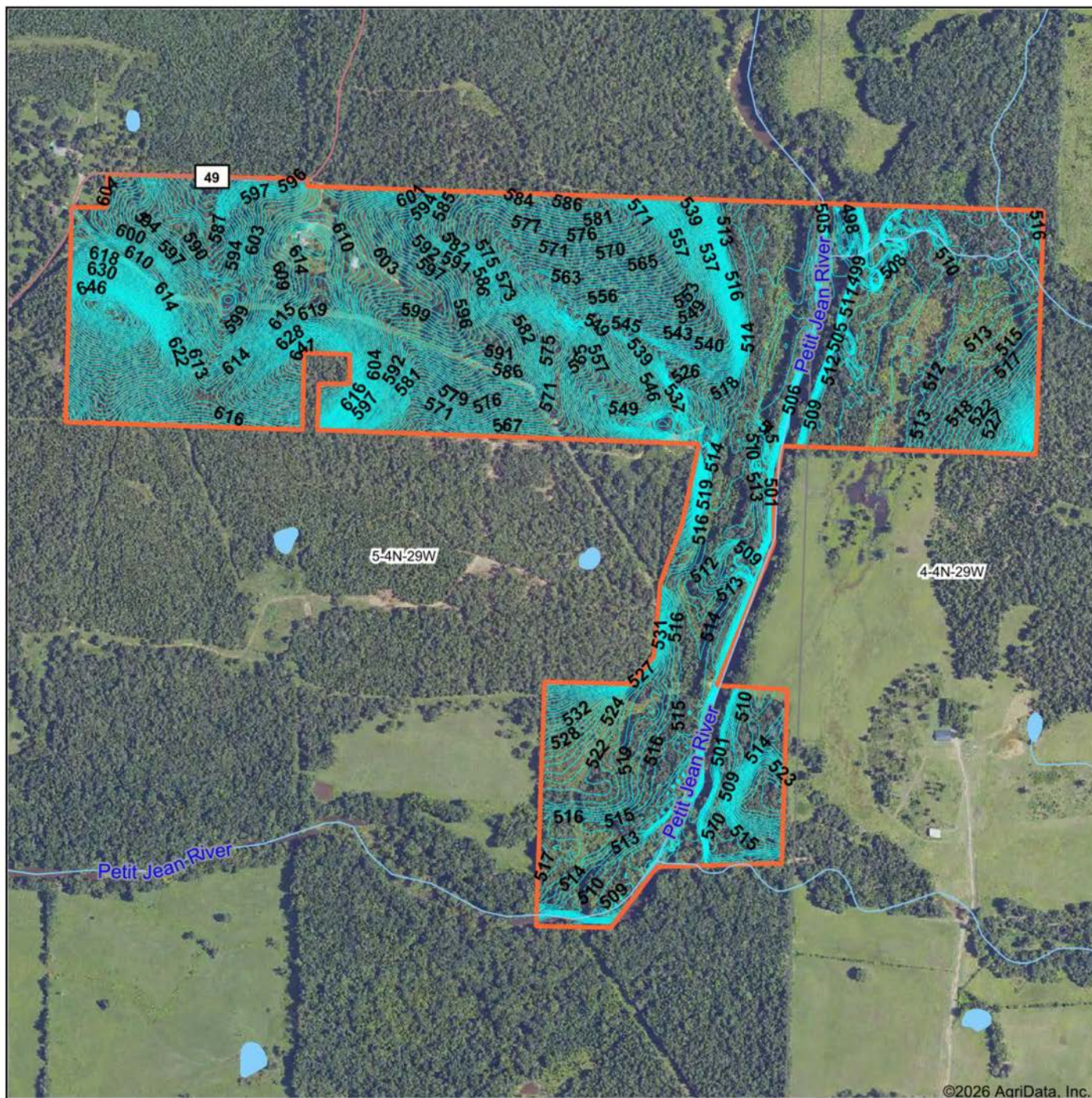
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5-4N-29W
Scott County
Arkansas



7/22/2026

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 1.0

Min: 494.7

Max: 665.6

Range: 170.9

Average: 552.3

Standard Deviation: 44.26 ft

0ft 844ft 1687ft

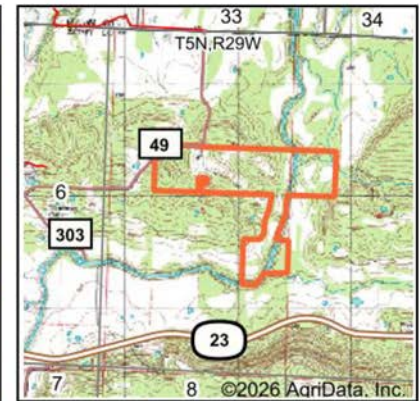
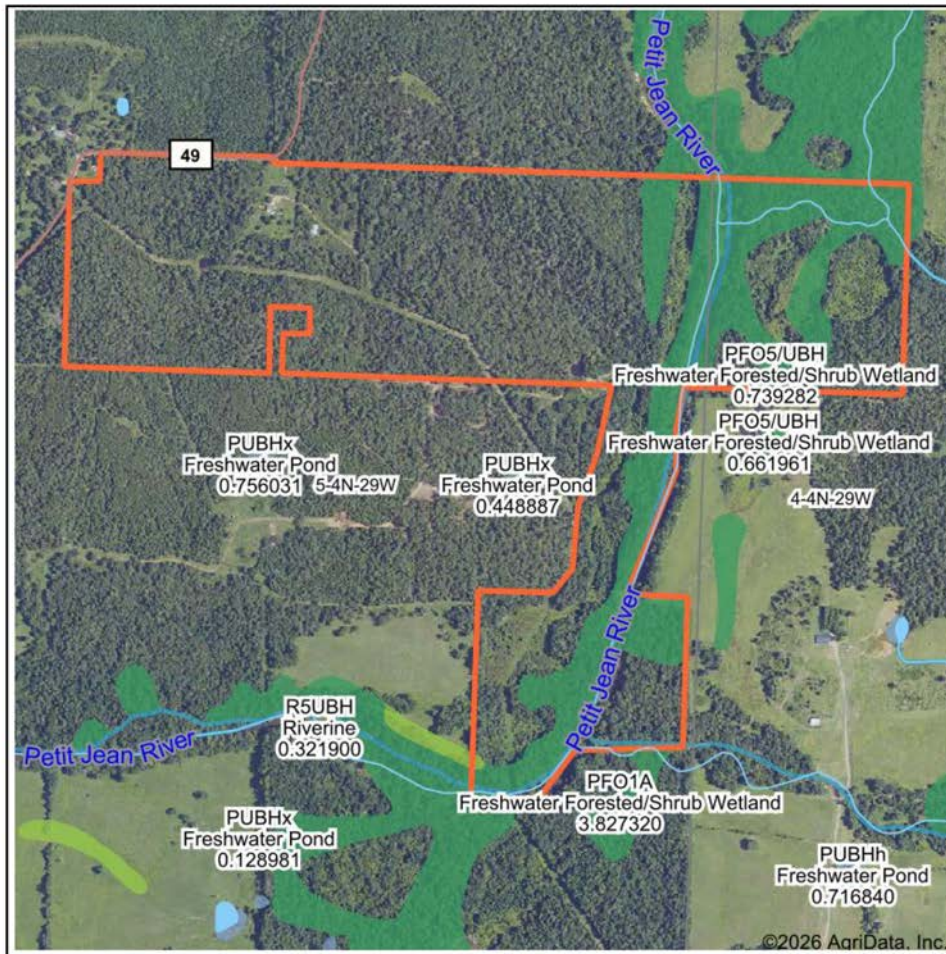


7/22/2026

5-4N-29W
Scott County
Arkansas

Boundary Center: 35° 2' 23.97, -94° 5' 44.9

WETLANDS MAP



State: **Arkansas**
 Location: **5-4N-29W**
 County: **Scott**
 Township: **Tomlinson**
 Date: **7/22/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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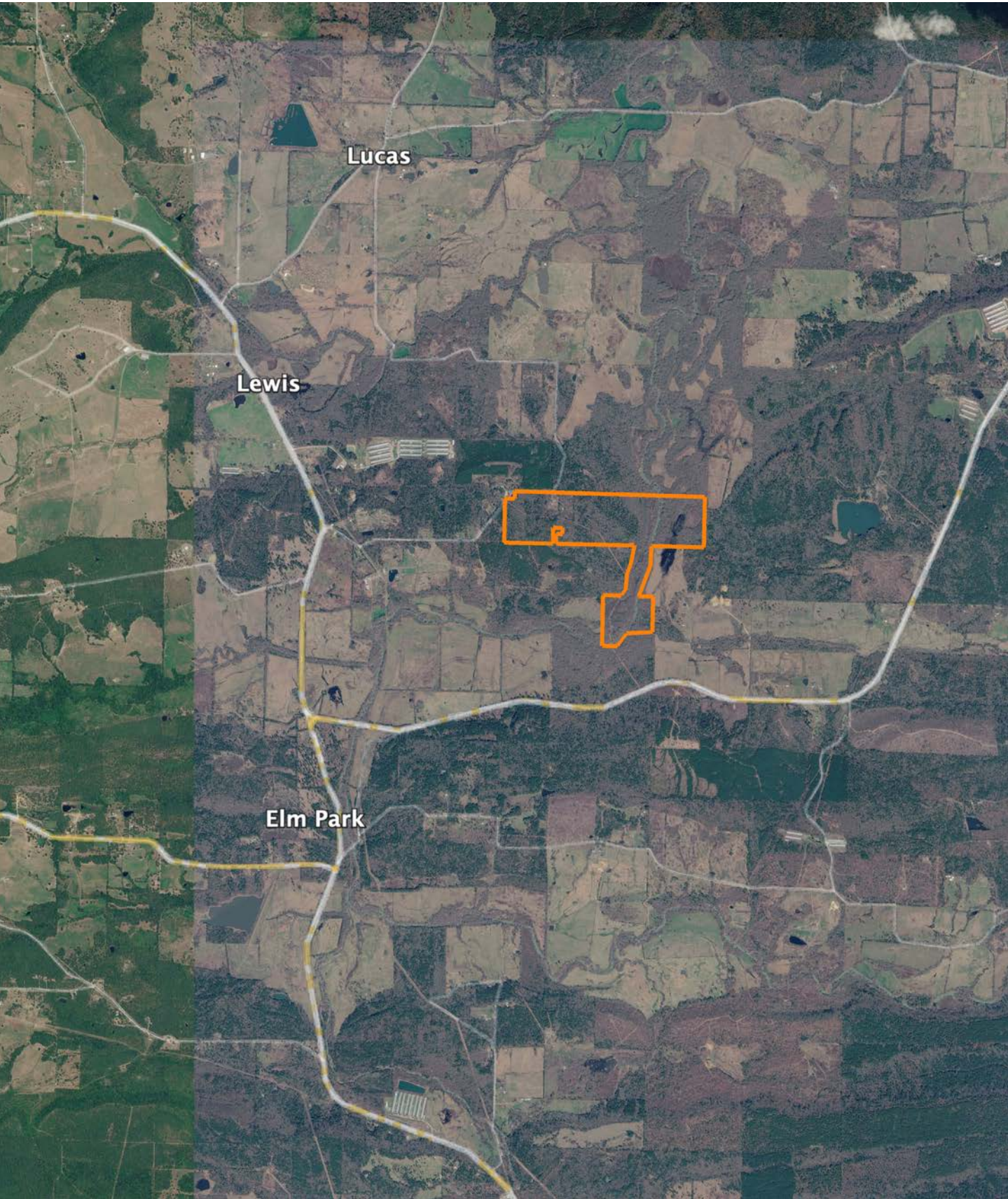


0ft 1227ft 2453ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	42.59
R2UBH	Riverine	2.88
PFO5/UBH	Freshwater Forested/Shrub Wetland	0.74
PEM1A	Freshwater Emergent Wetland	0.13
Total Acres		46.34

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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
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MidwestLandGroup.com

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