

MIDWEST LAND GROUP PRESENTS

432 ACRES IN

SCOTT COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FLY-IN RANCH WITH THREE RIVERS AND NATIONAL FOREST BOUNDARY

Welcome to one of the most unique recreational farms ever offered in Western Arkansas! With over two miles of water frontage on three rivers, miles of National Forest Boundary, and a private grass runway, allowing great access to this remote and secluded ranch. If you have been looking for a unique farm allowing river frontage, national forest boundary, seclusion, privacy, hunting, fishing, ranching, and so much more, this great Scott County Farm deserves a close look.

Located west of Highway 71 in Rural Scott County, this farm is in an area that has remained far from any urban growth, preserving a quietness and way of life that has become more challenging to find. The 432 +/- acres are a mixture of productive pastureland, timberland, and

water. The Clear Fork River and Black Fork River meander through the property and along the boundaries, before eventually running together near the northeast corner of the acreage. The confluence of these two rivers marks the start of the beautiful Fourche La Fave River, well known for its breathtaking landscapes and great fishing. The Clear Fork, Black Fork, and Fourche La Fave River all provide an abundance of outdoor opportunities to this property, with nice holes of water, rocky shoals, and year-round water. Along with the abundance of river frontage, this ranch boasts just over two miles of Ouachita National Forest Boundary, providing a nearly unmatched amount of privacy and seclusion. Pairing all of this with the private grass airstrip, this farm has the potential to be the ultimate retreat.



The farm has been meticulously maintained with production in mind. Tifton 44 Bermuda grass hay meadows within the property have been specially cared for to produce top-quality horse hay. Fenced and cross-fenced pastures throughout the farm have had exceptional soil and grass quality standards in place, which has led this farm to be one of the most productive in the area. 8 ponds are scattered throughout the acreage, providing water to the cattle pastures. A new 53'x125' hay barn provides ample storage, along with several other older barns to expand farm infrastructure. A steel working corral is in place and currently being used to handle cattle on the farm.

Another quality worth mentioning about this Scott County acreage is its great hunting potential! Deer and turkey are frequently seen on the farm, and have had little to no hunting pressure in the last 15 years. Blocks of mature hardwood timber throughout the farm and along the banks of the rivers have provided the perfect habitat for game in the area, and offer a unique opportunity to the future owner. If you have been looking for riverfront acreage, with a national forest boundary, farm and ranch improvements, great hunting and fishing, all in a remote and secluded setting, you will want to give this farm a look. Call Jake Fowler today to schedule your private UTV tour!



PROPERTY FEATURES

COUNTY: **SCOTT** | STATE: **ARKANSAS** | ACRES: **432**

- Grass airstrip
- 2.3 +/- miles of frontage on three rivers
- 2 +/- miles of Ouachita National Forest boundary
- 8 ponds
- County road frontage
- New 53'x125' hay barn
- Fenced and cross-fenced pasture
- Tifton 44 Bermuda grass hay meadows
- Excellent grazing for cattle and horses
- Mixture of pasture and mature timber
- Old growth hardwoods
- Abundant deer and turkey population
- Excellent hunting opportunities on the ranch and on adjoining national forest
- Corral
- Multiple older barns
- Older home
- Remote and secluded location

2.3 +/- MILES OF FRONTAGE ON THREE RIVERS

The Clear Fork River and Black Fork River meander through the property and along the boundaries, before eventually running together near the northeast corner of the acreage. The confluence of these two rivers marks the start of the beautiful Fourche La Fave River, well known for its breathtaking landscapes and great fishing.



OUACHITA NATIONAL FOREST BOUNDARY



8 PONDS



FENCED AND CROSS-FENCED PASTURE



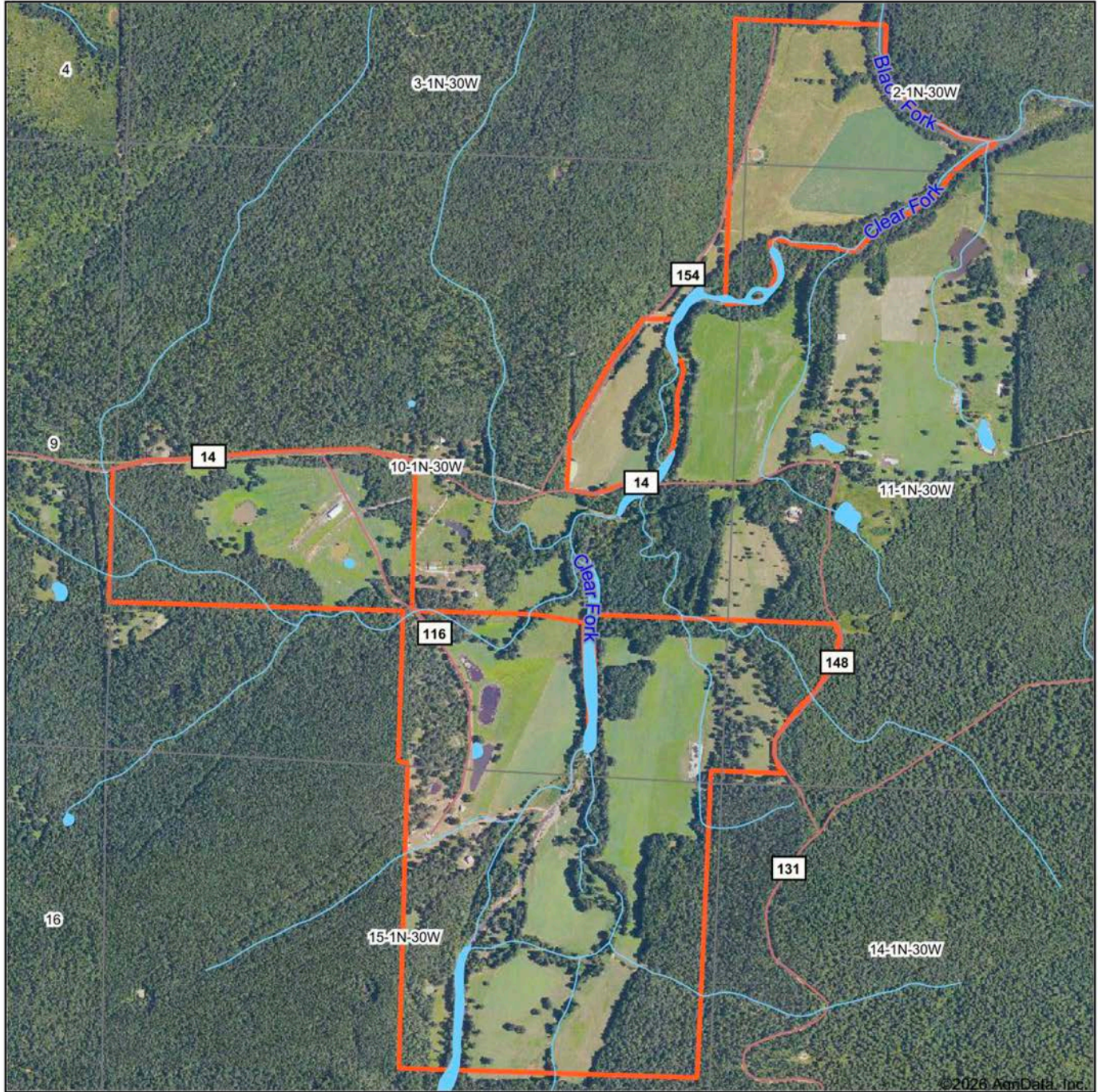
PRIVATE GRASS AIRSTRIP



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 34° 45' 30.08, -94° 10' 17.62

0ft 1356ft 2713ft



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025

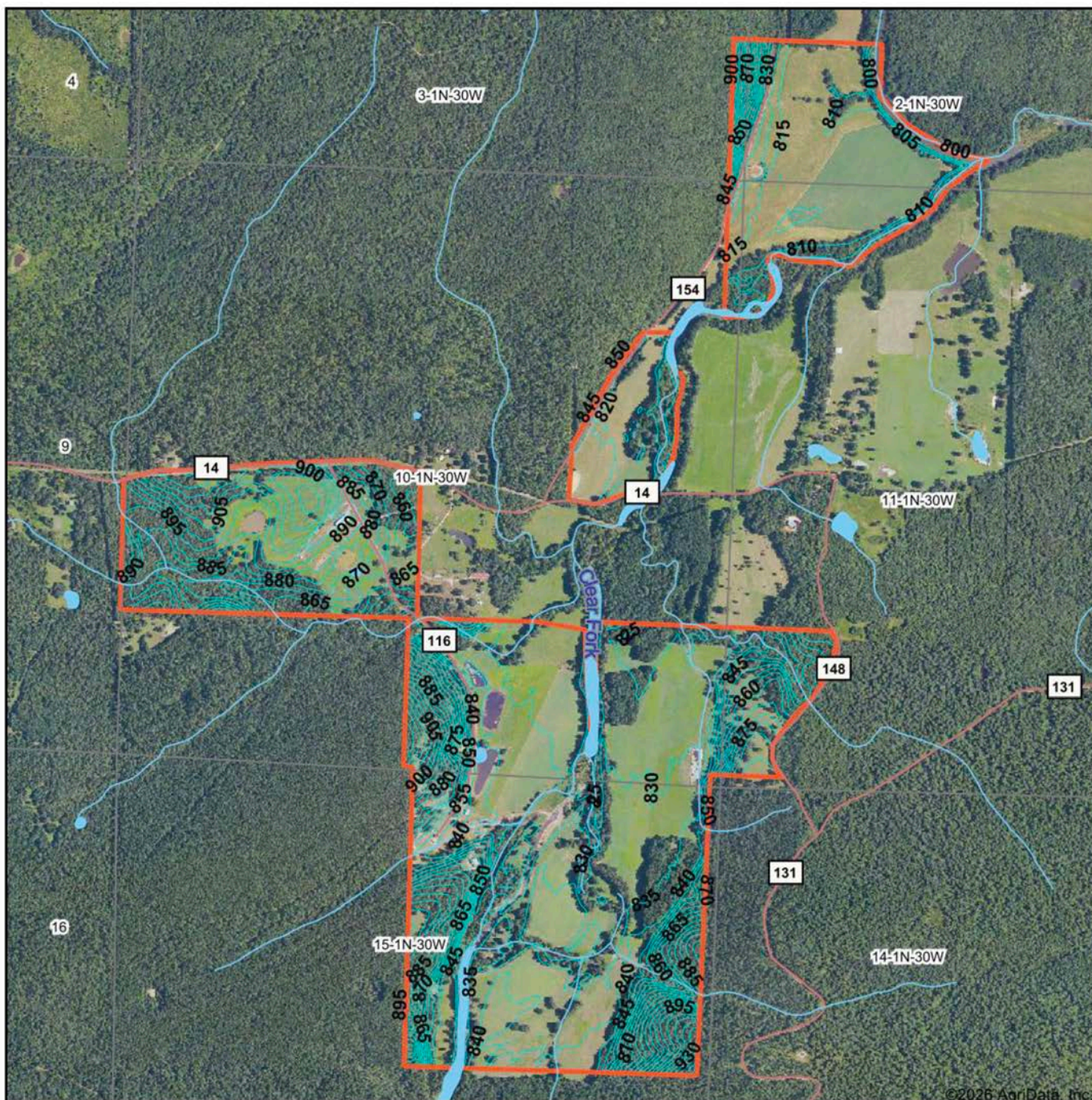
www.AgriDataInc.com

10-1N-30W
Scott County
Arkansas



8/3/2026

TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 798.4

Max: 956.3

Range: 157.9

Average: 846.4

Standard Deviation: 29.69 ft

0ft 1390ft 2779ft

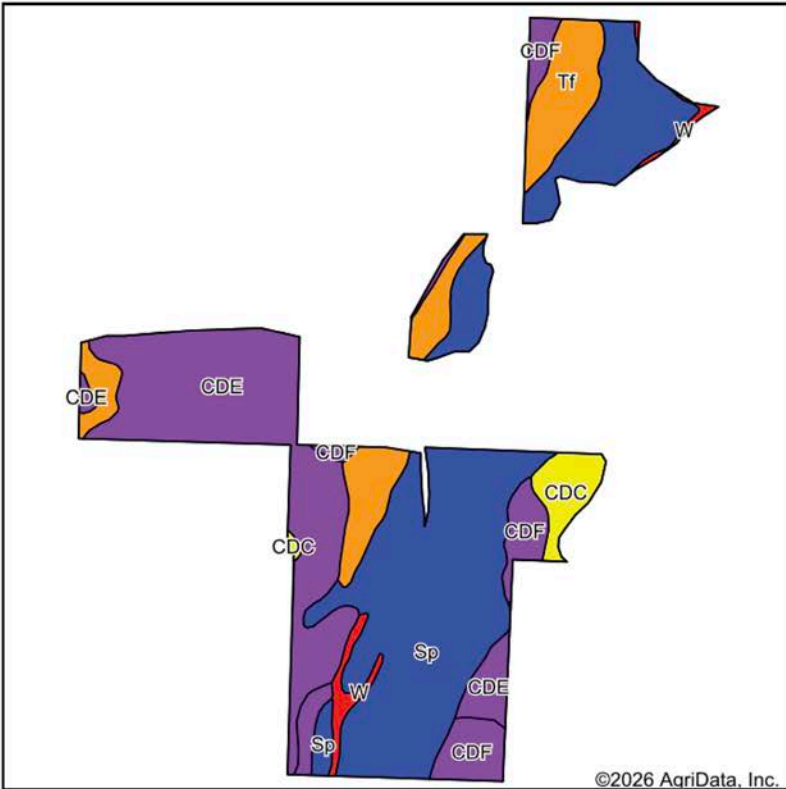


8/3/2026

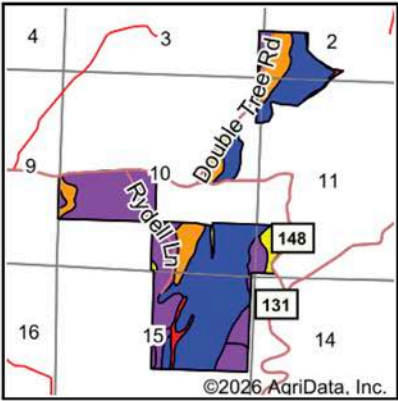
10-1N-30W
Scott County
Arkansas

Boundary Center: 34° 45' 30.08, -94° 10' 17.62

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Scott**
Location: **10-1N-30W**
Township: **Blansett**
Acres: **447.13**
Date: **8/3/2026**



Maps Provided By:



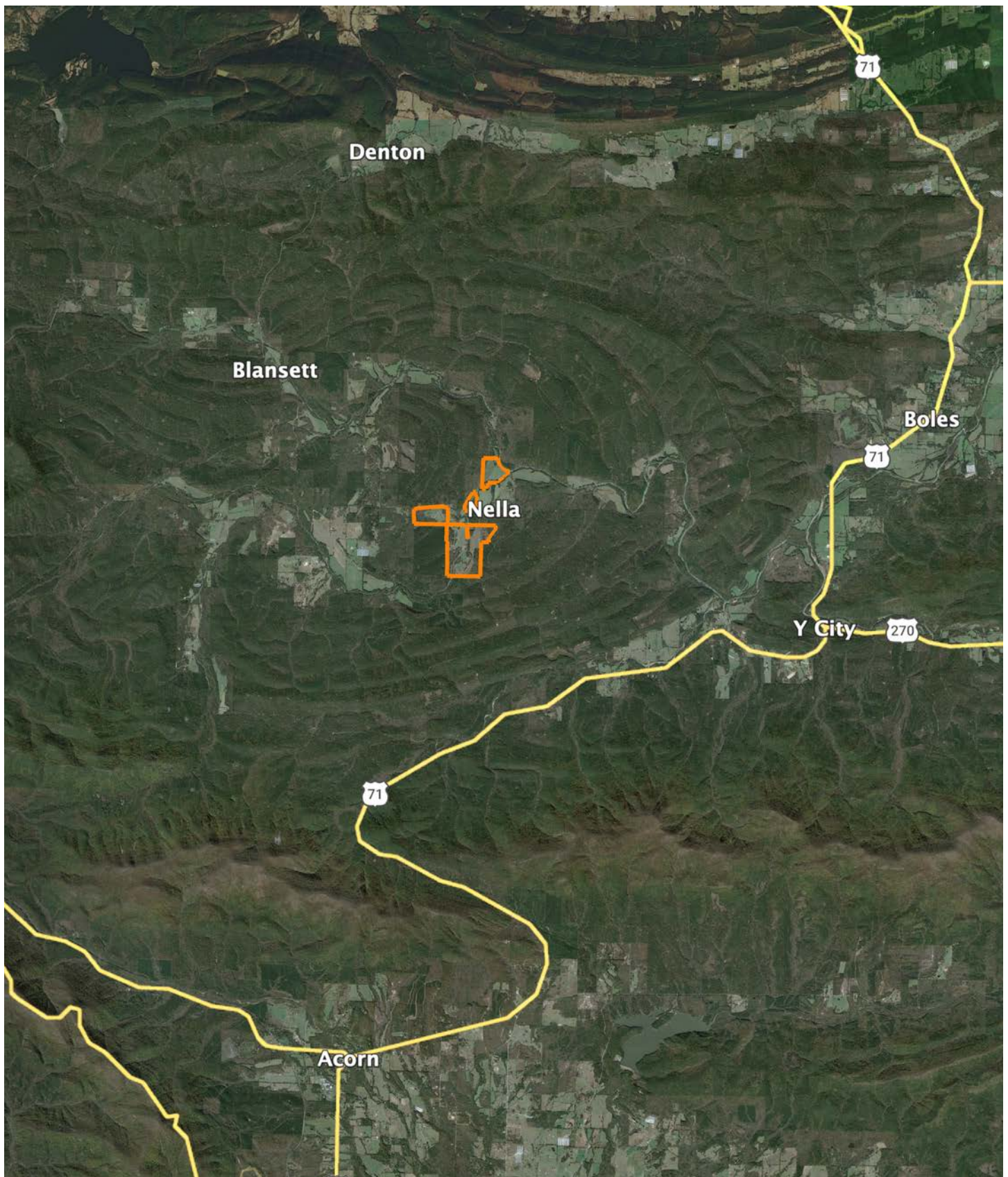
Area Symbol: AR127, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
Sp	Spadra fine sandy loam, 0 to 3 percent slopes, occasionally flooded	202.65	45.4%		IIw	67	66	55	66
CDE	Carnasaw-Sherless complex, 8 to 20 percent slopes	123.95	27.7%		VIe	54	40	31	54
Tf	Taft silt loam, mounded	53.17	11.9%		IIIw	53	38	37	53
CDF	Carnasaw-Sherless complex, 20 to 35 percent slopes	36.39	8.1%		VIIIs	12	9	5	12
CDC	Carnasaw-Sherless complex, 3 to 8 percent slopes	15.18	3.4%		IVe	58	44	35	58
W	Water	8.17	1.8%		VIII				
LvC	Leadvale silt loam, 3 to 8 percent slopes	7.62	1.7%		IIIe	51	46	30	50
Weighted Average					3.83	*n 55.5	*n 48.5	*n 40	*n 55

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.