

MIDWEST LAND GROUP PRESENTS

28 ACRES

LOGAN COUNTY, AR

1571 COLEMAN ROAD, MAGAZINE, ARKANSAS, 72943



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPACIOUS HOME ON PRIVATE ACREAGE WITH A GREAT VIEW

Located just outside of Magazine, tucked into a piece of secluded timberland at the end of a dead-end road, this spacious home with a great view has so much to offer! 28 +/- acres surround this Amish-built home that was constructed in 2023. The main level of the home is 2,250 +/- square feet, with three bedrooms and two full baths. The home has a split floor plan, with a large kitchen and living room that give way to an exceptionally finished covered deck. Beautiful craftsmanship is easily seen throughout the home, and the deck is no exception, with stunning cedar lumber, space for the entire family, and a view of Mount Magazine that is nothing short of exceptional.

Downstairs in the full walkout basement, there is no shortage of space. The 2,250 +/- square foot basement has an open floor plan, with a full kitchen, full bathroom, cellar, storage areas, and enough room for a workshop, bedroom, man cave, or many other possibilities. The basement opens out into a large patio that is covered by the upstairs porch. The patio has enough space to be used as covered parking for three vehicles, or as additional space for time outside with family and friends.

Adjacent to the home, a 42'x32' workshop and 50'x50' barn give ample space for all things homestead-related. The workshop is completely finished, insulated, and has a concrete floor. The barn has several horse stalls, storage areas, and an additional equipment parking space. A fenced garden area, several additional storage buildings, and a huge swing set all add to the value of this great property, offering the perfect head start to someone who is interested in homesteading. The 28 +/- acres are perimeter-fenced with web wire fencing, have rolling topography, and a nice pond. The mixture of pasture and timber provides open ground for horses and cattle, without sacrificing privacy and seclusion.

This home is currently off-grid, with power run to the home and available if someone wished to connect. As an Amish-built home, there is no central air conditioning. A credit for HVAC to be installed in the home is negotiable. If you have been looking for a well-built home with many extra amenities, don't let this one slip by. Take your tour today!



PROPERTY FEATURES

COUNTY: **LOGAN** | STATE: **ARKANSAS** | ACRES: **28**

- 28 +/- acres
- 4,500 +/- sq. ft. Amish-built home built in 2023
- Beautiful view of Mount Magazine
- Main level: 3 bed, 2 bath, 2,250 sq. ft.
- Full walkout basement with bathroom, 2,250 sq. ft.
- Total: 3 bed, 3 bath
- 760 sq. ft. covered porch
- 760 sq. ft. covered patio
- Wood stove
- Large pantry area
- Cellar attached to basement
- Basement has full kitchen
- Unfinished third story used for storage
- Front porch with wheelchair ramp
- Currently off-grid with electric on site
- 42'x32' shop
- 50'x50' stall barn
- Perimeter web wire fencing
- Nice pond
- Garden area
- Storage buildings
- Huge swing set
- Mixture of pasture and timber
- Very private setting
- End of dead-end road
- 8 miles from Magazine



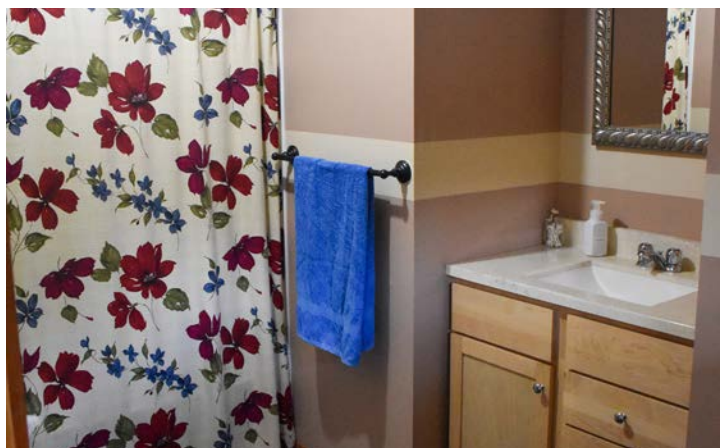
4,500 +/- SQ. FT. AMISH-BUILT HOME

The main level of the home is 2,250 +/- square feet, with three bedrooms and two full baths. The home has a split floor plan, with a large kitchen and living room that give way to an exceptionally finished covered deck.



3 BEDROOM, 2 BATHROOM

Both year-round Turkey Creek and Panther Den Hollow Creek lace through the ranch providing excellent water sources for livestock and wildlife. Massive sandstone rock outcroppings with caves and caverns, beautiful stands of hardwood timber, and miles and miles of well-maintained internal roads provide access to the entire ranch.



42'X32' SHOP

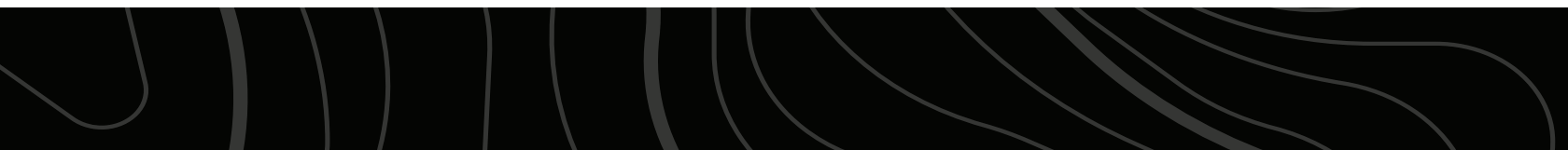


50'X50' STALL BARN



ROLLING TOPOGRAPHY

The 28 +/- acres are perimeter-fenced with web wire fencing, have rolling topography, and a nice pond.



AERIAL MAP



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Boundary Center: 35° 12' 6.38, -93° 44' 37.64

0ft 276ft 552ft



Maps Provided By:



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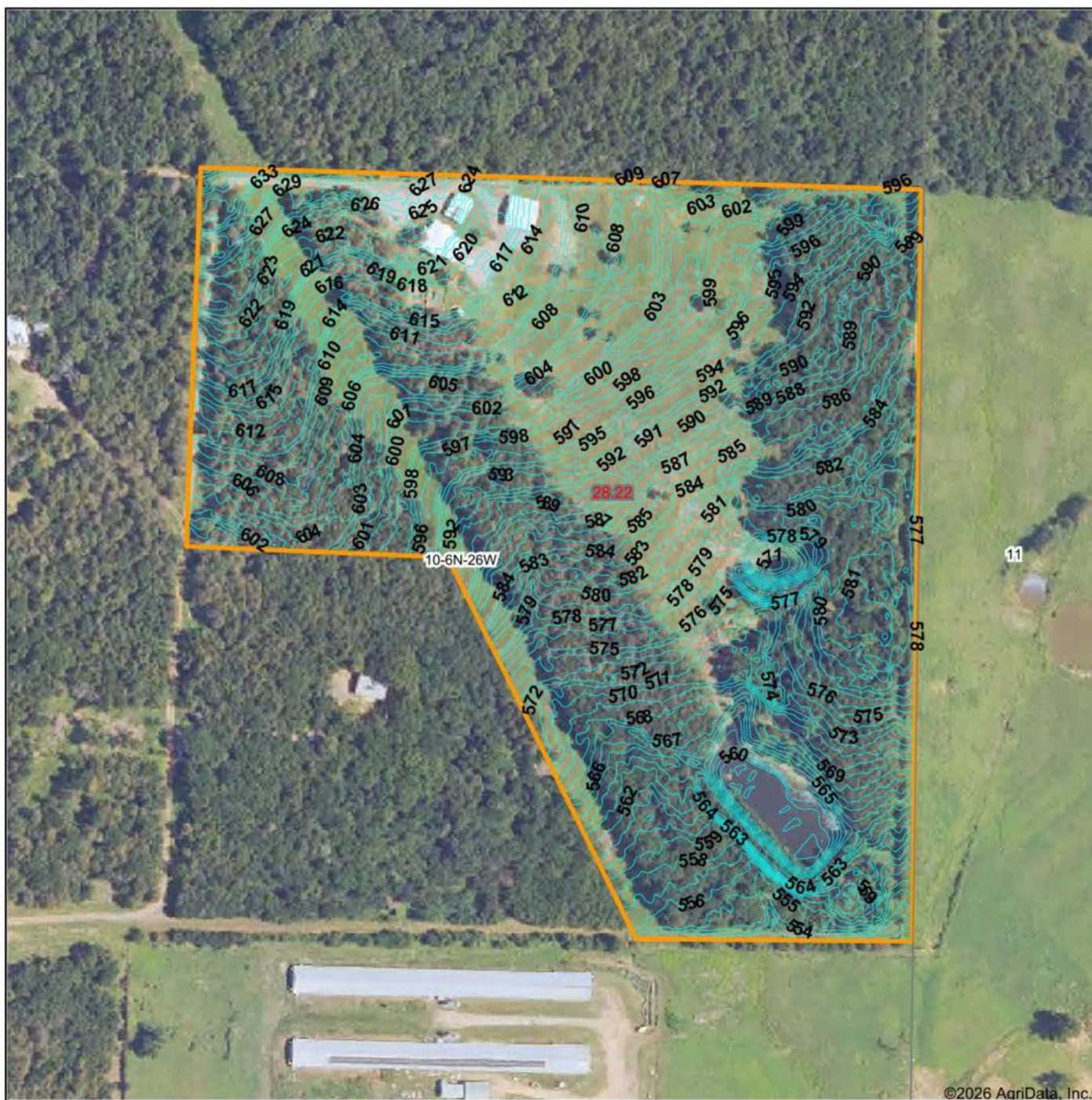
www.AgriDataInc.com

10-6N-26W
Logan County
Arkansas



9/22/2026

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 1.0

Min: 549.8

Max: 638.5

Range: 88.7

Average: 590.4

Standard Deviation: 19.82 ft

0ft 268ft 536ft

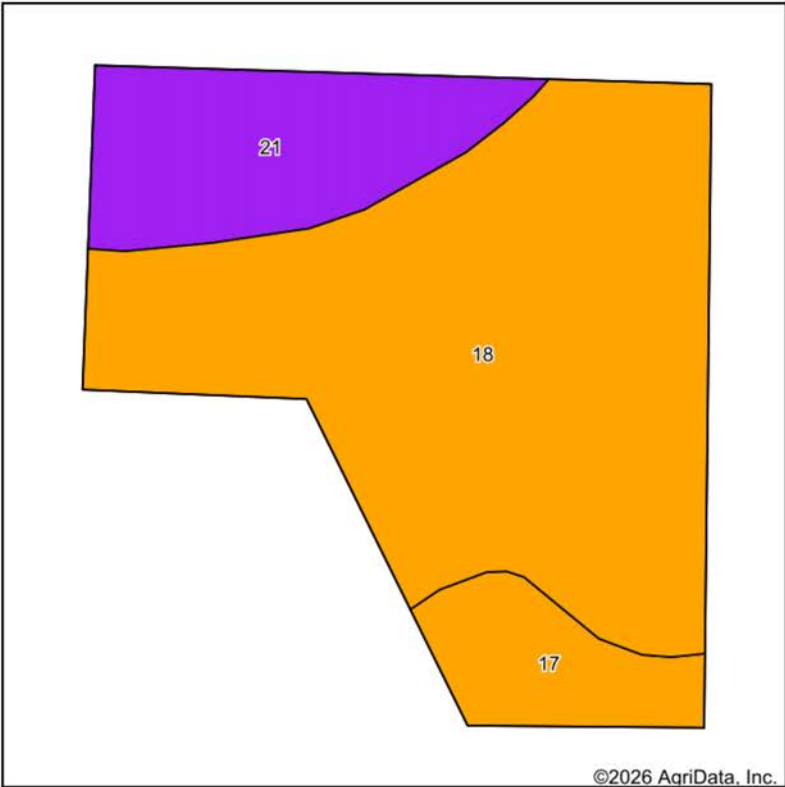


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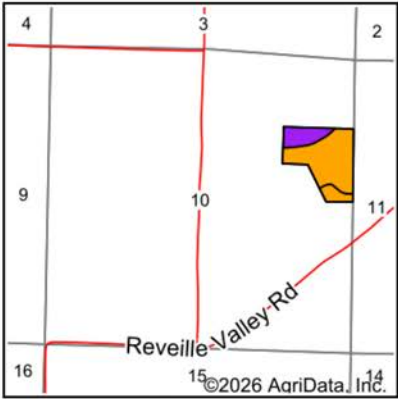
10-6N-26W
Logan County
Arkansas

Boundary Center: 35° 12' 6.38, -93° 44' 37.64

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Logan**
Location: **10-6N-26W**
Township: **Reveillee**
Acres: **28.22**
Date: **9/22/2026**



Maps Provided By:



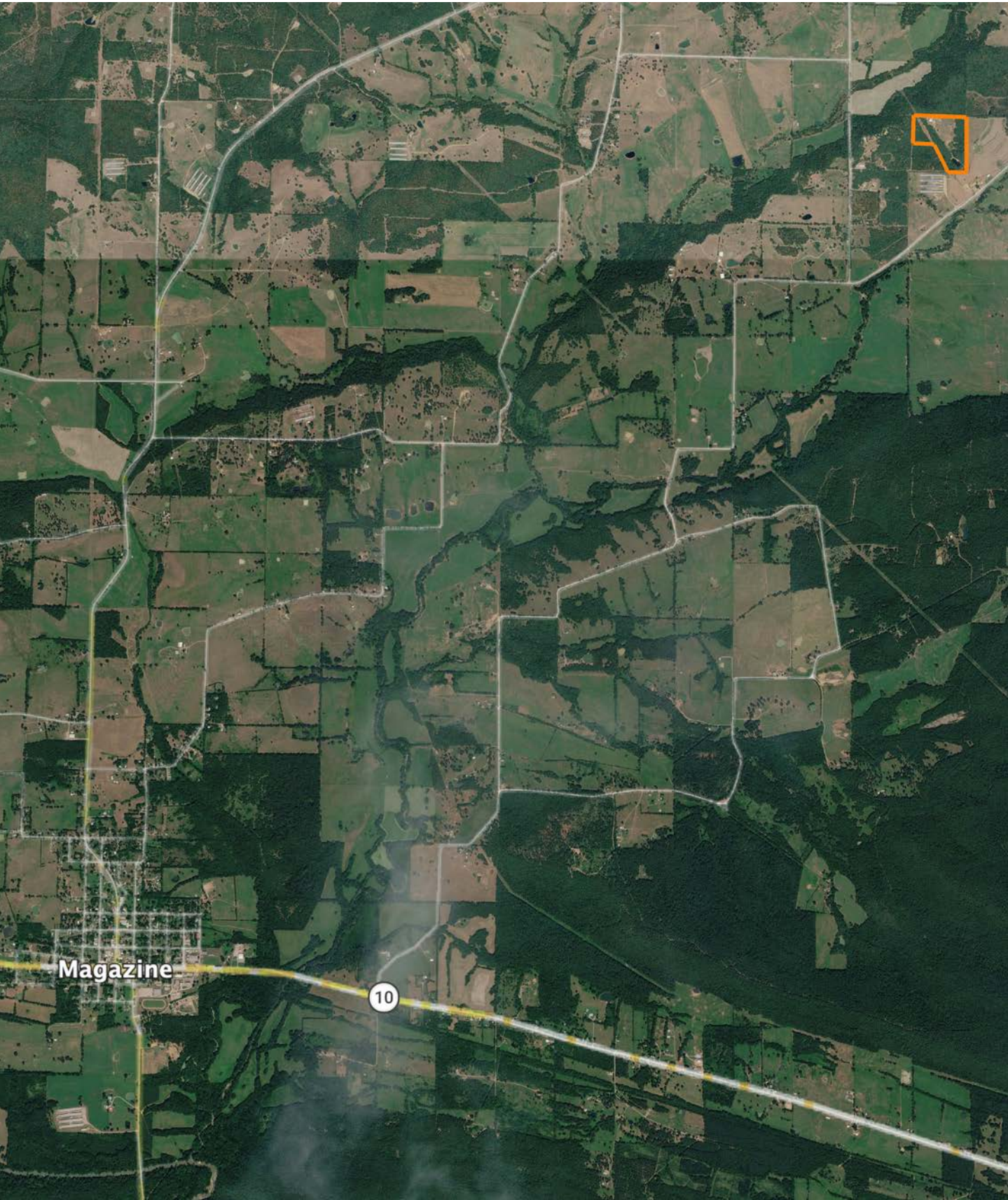
Area Symbol: AR083, Soil Area Version: 24									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
18	Linker fine sandy loam, 3 to 8 percent slopes	19.91	70.6%		IIIe	38	1		7
21	Mountainburg gravelly fine sandy loam, 3 to 8 percent slopes	5.56	19.7%		VIe	25			2
17	Leadvale silt loam, 3 to 8 percent slopes	2.75	9.7%		IIIe	51	46	30	50
Weighted Average					3.59	*n 36.7	*n 5.2	*n 2.9	*n 10.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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