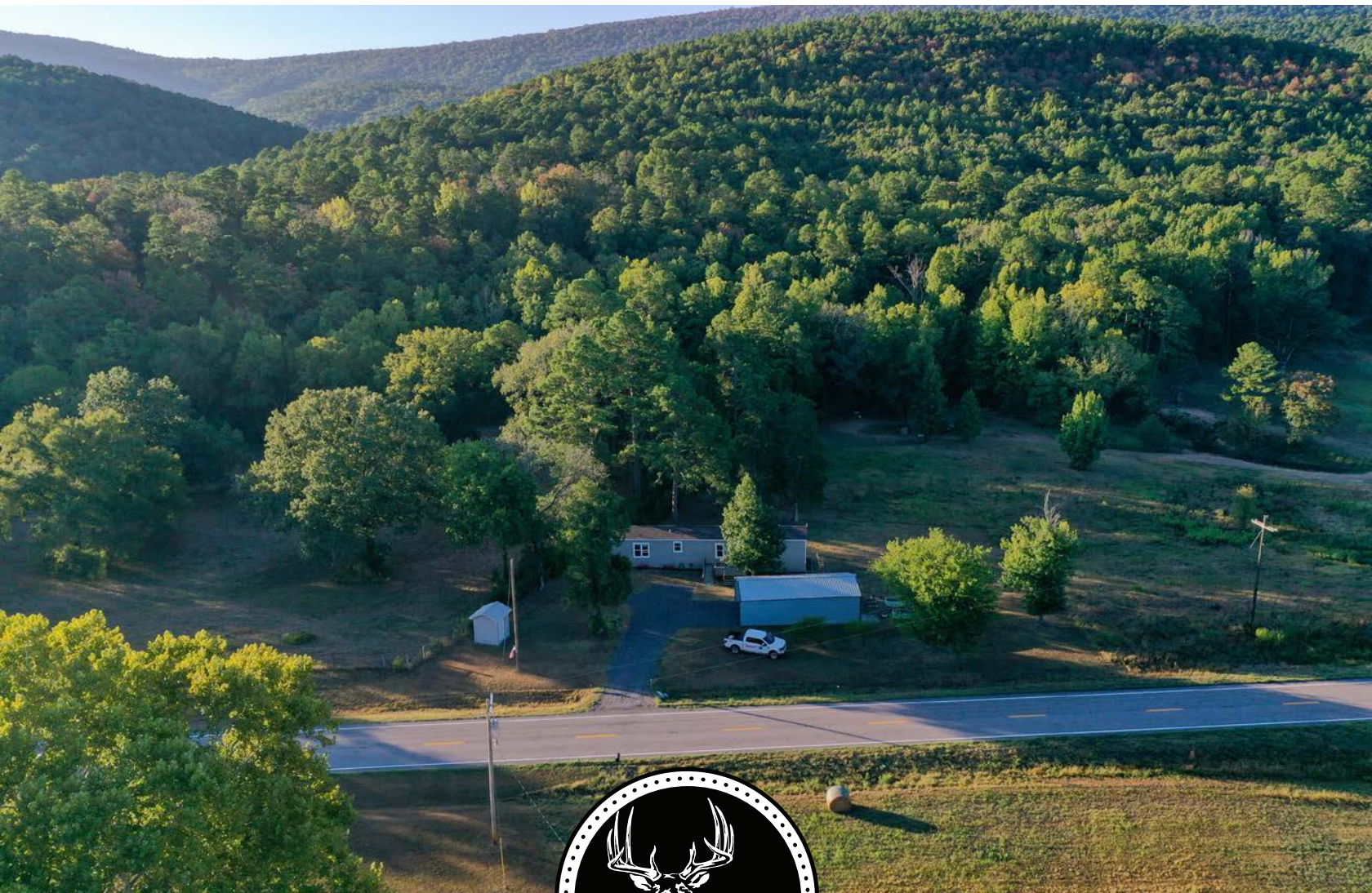


MIDWEST LAND GROUP PRESENTS

2 ACRES IN

YELL COUNTY ARKANSAS

26773 HIGHWAY 80, DANVILLE, AR 72833



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NEW MOBILE HOME ON 2 +/- COUNTRY ACRES

If you have been looking for a new affordable home in a private and rural setting, you don't want to miss this great new listing! Located between Danville and Waldron along Highway 80, this nearly new mobile home on two country acres is ready for its new owner! The 2022 Model mobile home was purchased new in 2023. The home is approximately 1,280 square feet, with a split floor plan. A large living, dining, and kitchen area separates the master suite from the additional bedrooms and bathroom. A laundry room just inside the back door gives generous room as well. Out front, you will find a large porch with steps and a handicap ramp. The home is in like-new condition and is move-in ready. All within the last year, a new 20'x20' carport with an attached 20'x20' shop has been added, as well as a new well house, well pump, pressure tank, five-stage filter system, water softener, and water heater. Along with those improvements, a new survey was completed, as well as a

long list of landscaping, flower beds, and garden areas. A long list of furnishings that are less than two years old will convey with the property, including refrigerator, upright freezer, stove, microwave, dishwasher, washer and dryer, kitchen island, two kitchen pantries, lift top coffee table, faux leather sofa, two TVs, outside water station, storage cabinet, and motion sensor lighting.

The home has fiber-optic high-speed internet through ArkWest, making this a great opportunity for someone looking for the country lifestyle with the ability to work from home. Access to the Ouachita National Forest is less than a half-mile away, giving access to thousands of acres of public hunting, fishing, and hiking. Danville is twenty minutes east of this home, and Waldron is thirty minutes to the west. If you are looking for a move-in ready home in the country, this property is a great option. Call today for your private showing!

PROPERTY FEATURES

COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **2**

- 1,280 sq. ft. 2022 Model mobile home
- 3 bed, 2 bath
- 2 +/- acres with highway frontage
- 20'x20' shop with concrete
- 20'x20' carport
- New well system with 5-stage filter
- Beautiful sunset views
- Landscaping and flowerbeds
- Fiber-optic Internet
- Less than a half-mile drive to National Forest
- Front deck
- All appliances convey
- List of furniture, TVs, and personal property that will convey
- Certified Energy Smart home
- 20 minutes to Danville & 30 minutes to Waldron

1,280 SQ. FT. 2022 MODEL MOBILE HOME

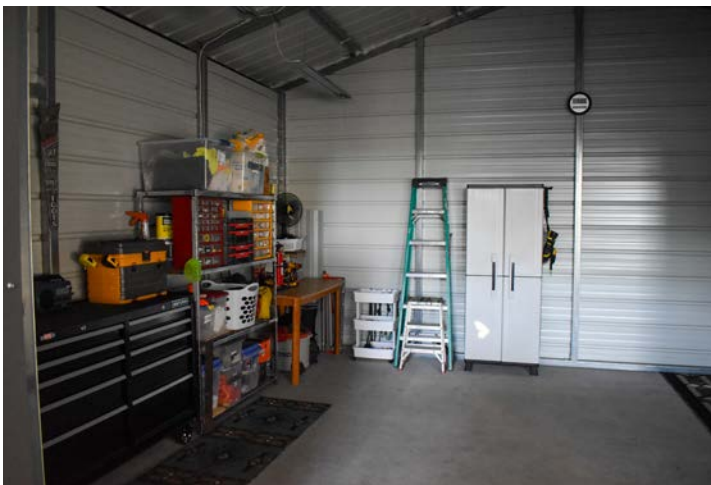
The 2022 Model mobile home was purchased new in 2023. The home is approximately 1,280 square feet, with a split floor plan. A large living, dining, and kitchen area separates the master suite from the additional bedrooms and bathroom.



2 +/- ACRES WITH HIGHWAY FRONTAGE

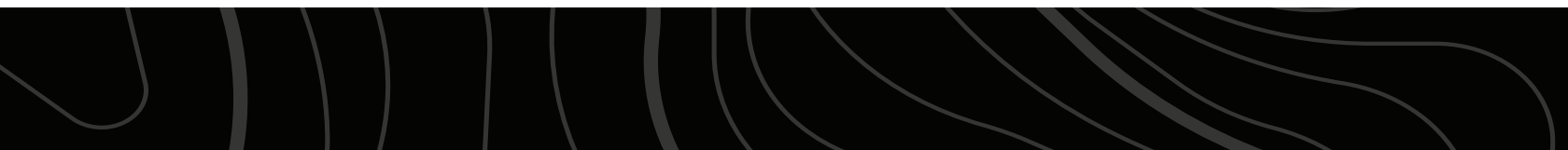


20'X20' SHOP & 20'X20' CARPORT



HALF-MILE DRIVE TO NATIONAL FOREST

Access to the Ouachita National Forest is less than a half-mile away, giving access to thousands of acres of public hunting, fishing, and hiking.



AERIAL MAP



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Boundary Center: 34° 58' 30.61, -93° 39' 26.36

0ft 306ft 612ft



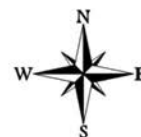
Maps Provided By:



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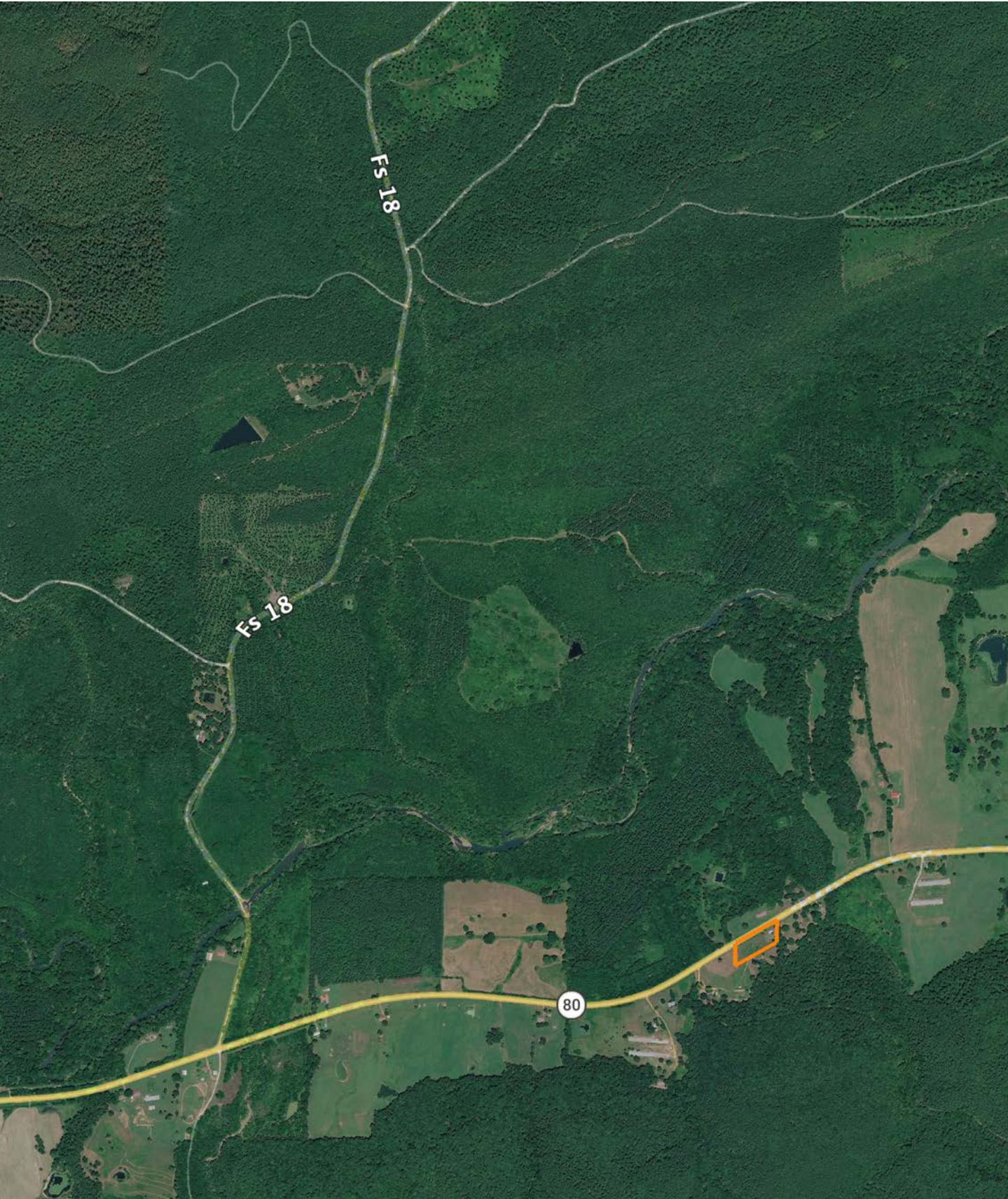
www.AgriDataInc.com

28-4N-25W
Yell County
Arkansas



9/14/2026

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

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MidwestLandGroup.com

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