

MIDWEST LAND GROUP PRESENTS

86 ACRES

SEBASTIAN COUNTY, AR

7319 W HIGHWAY 252, HACKETT, ARKANSAS 72937



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL HOME & ACREAGE WITH SCENIC MOUNTAIN VIEWS

Welcome to the Sebastian 86 +/-, opportunities like this are hard to find in this area. Offering a desirable blend of pasture and wooded acreage, established cross-fencing for livestock, a wet-weather creek along the north side of the property, and breathtaking mountain views stretching south toward the home, this property offers a rare combination of rural beauty, functionality, and comfortable living. With room to enjoy country life, manage livestock, or simply take in the surrounding scenery, this is a property that truly stands out.

At the heart of the property is a magnificent 4,741 square foot, well-maintained home featuring 3 bedrooms and 3.5 bathrooms, along with an attached garage and loft. Built with efficiency and comfort in mind, the home offers 2x6 exterior wall construction, triple-pane windows, geothermal heating and cooling, and a Generac backup generator with a propane tank. Inside, the home features a spacious living room with soaring vaulted ceilings, a dedicated dining area, and a north-facing sunroom that provides a wonderful place to relax and enjoy the surrounding views. The primary bedroom and bathroom are located on the main level, while two additional bedrooms and a bathroom are situated upstairs.

The unfinished walk-in/walk-out basement provides additional potential to customize the space to fit your needs. With an unfinished bedroom and bathroom already in place, the possibilities include additional

guest accommodations, a recreation room, a home gym, or the perfect man cave for watching the big game or storing your hunting gear without taking up valuable garage space.

Beyond the main residence, the property features a substantial shop located on the north end of the acreage. Half of the building serves as shop space, while the other half offers separate living quarters with an open floor plan, kitchen, bathroom, central heating and air, water, and septic. This versatile space is ideal for accommodating extended family, creating a mother-in-law suite, or exploring potential rental income. A separate storage shed west of the shop provides additional room for tools, equipment, and implements, helping keep everything protected from the elements.

With its combination of acreage, scenic views, livestock potential, a spacious and well-built home, and additional living and workspace, the Sebastian 86 +/- offers a unique opportunity to enjoy country living with room to grow. Conveniently located within reach of nearby amenities, this property delivers the space, versatility, and setting that are increasingly difficult to find.

A property of this caliber is best appreciated in person. Don't miss the opportunity to see everything the Sebastian 86 +/- has to offer. Call today to schedule your private showing!

PROPERTY FEATURES

COUNTY: **SEBASTIAN** | STATE: **ARKANSAS** | ACRES: **86**

- 4,471 sq. ft. home
- 1,036 sq. ft. garage
- Wet -weather creek
- 1,890 sq. ft. shop with 1/2 living quarters
- Pasture
- Fencing & cattle guards
- Pond
- Woods/timber
- Abundance of wildlife
- 1.75 miles from Sugar Loaf Lake
- 12 miles from Greenwood Walmart
- 17 miles to Poteau, OK
- 18 miles to Fort Smith
- 25 miles to Van Buren
- 28 miles to Wister Lake in OK
- 140 miles to Little Rock



4,471 SQ. FT. HOME

At the heart of the property is a magnificent 4,741 square foot, well-maintained home featuring 3 bedrooms and 3.5 bathrooms, along with an attached garage and loft.



3 BEDROOMS, 3.5 BATHROOMS



SHOP WITH LIVING QUARTERS

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PASTURE



ABUNDANT WILDLIFE



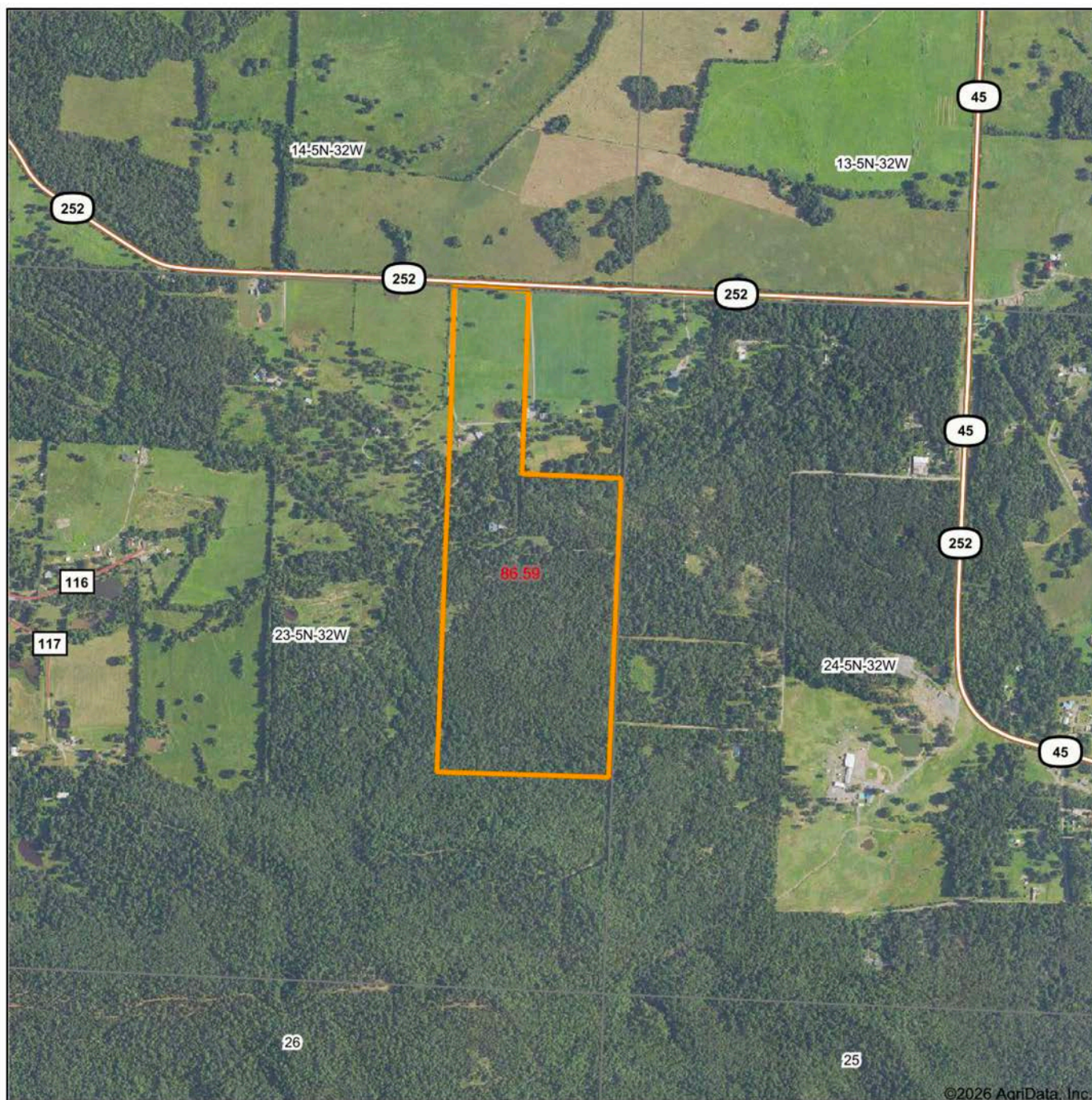
WET-WEATHER CREEK & POND



MATURE TIMBER



AERIAL MAP



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Boundary Center: 35° 5' 58.68, -94° 22' 42.77

0ft 1185ft 2370ft



Maps Provided By:



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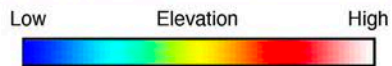
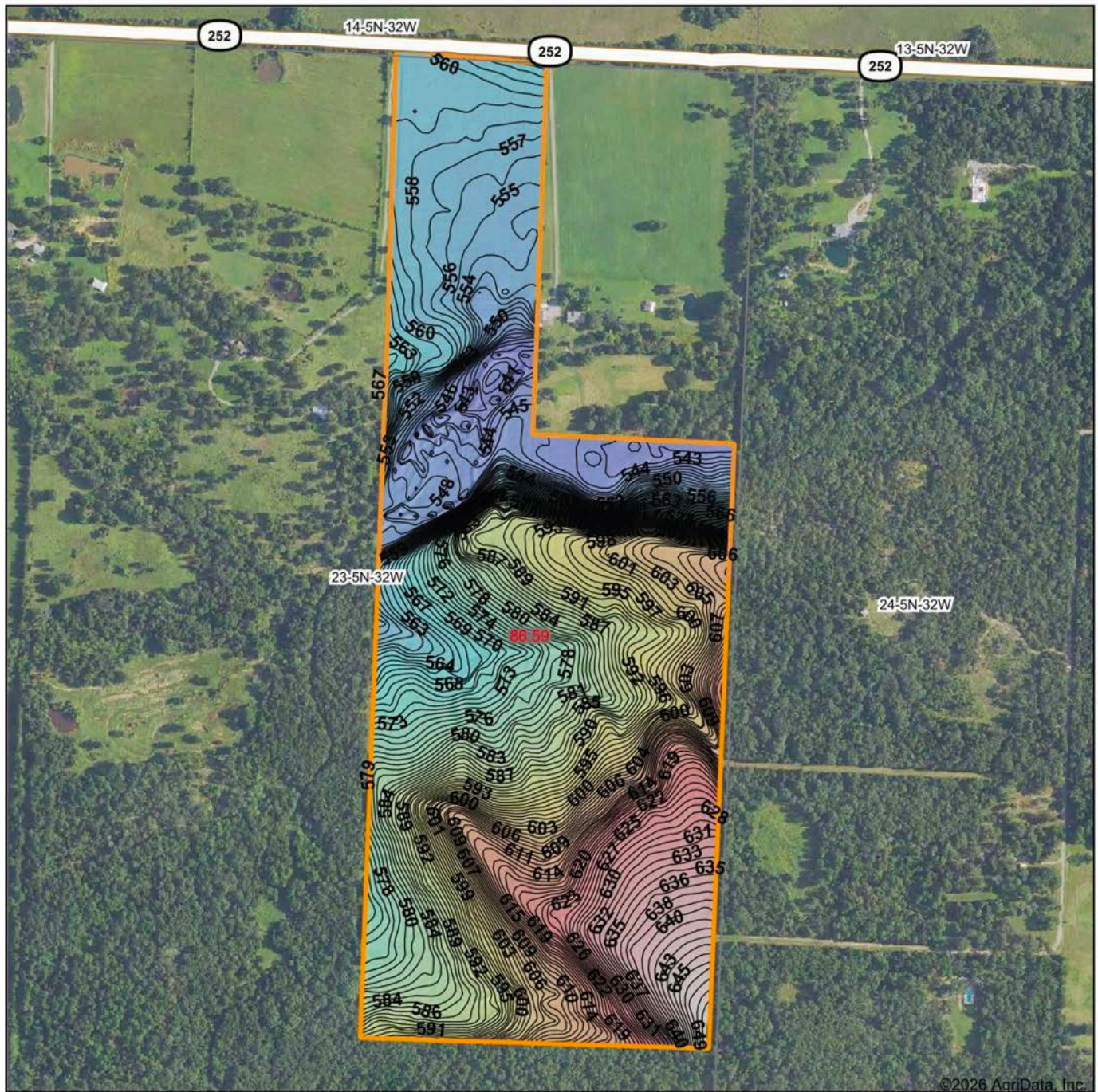
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23-5N-32W
Sebastian County
Arkansas



9/22/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 1

Min: 538.0

Max: 652.7

Range: 114.7

Average: 584.4

Standard Deviation: 27.92 ft

0ft 581ft 1163ft

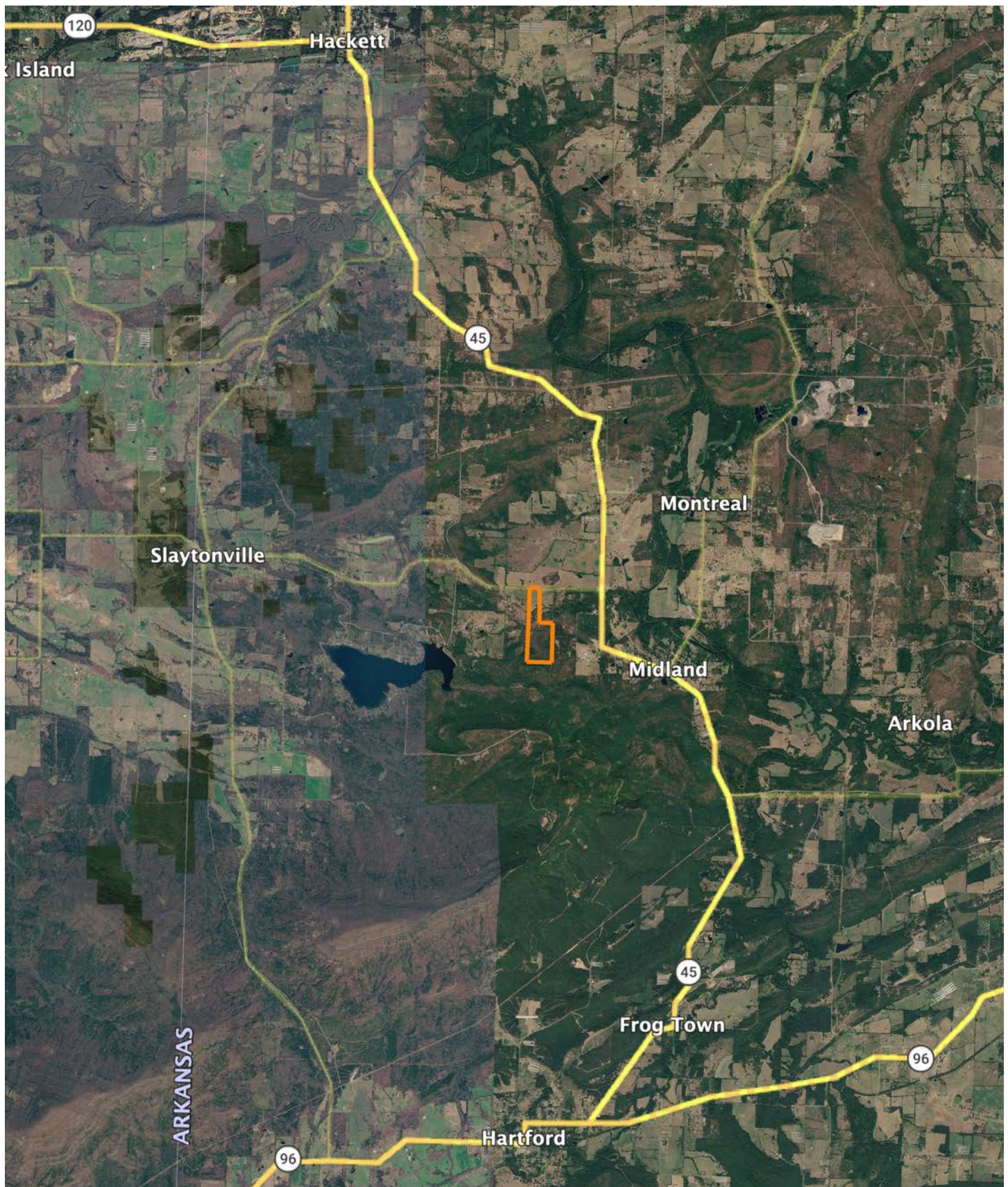


9/22/2026

23-5N-32W
Sebastian County
Arkansas

Boundary Center: 35° 5' 58.68, -94° 22' 42.77

OVERVIEW MAP



AGENT CONTACT

Born in Fort Smith and raised in Waldron, Samuel has spent his entire life connected to the land. Today, he and his wife, Ashley, are raising their son, Destry, on a farm in Scott County, where they run cattle and horses, cut hay, and manage the property for both production and wildlife.

Samuel's passion for land sales comes naturally. An avid outdoorsman, he's spent a lifetime hunting, fishing, and improving the land he calls home. He understands firsthand how thoughtful land management can enhance hunting opportunities, increase farming productivity, and create lasting value for property owners. Clients appreciate his down-to-earth approach, integrity, and tireless commitment to doing what's right.

Before entering land sales, Samuel managed an independent tire company for eight years, where he built a reputation for exceeding customer expectations and earning repeat business through honesty and hard work. That same dedication now drives his land sales career.

Samuel brings a unique perspective shaped by his travels and time living abroad. Having lived in a third-world country, he gained a profound appreciation for the comfort and security that land and home represent. This outlook allows him to connect with clients on a deeper level, seeing property not just as acreage, but as a place of legacy, family, and lasting value.



SAMUEL ARMSTRONG, LAND AGENT

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