

AMERICAN LEGACY LAND CO

FOR SALE

STUNNING ACREAGE

Cleveland County, AR

107 +/- Acres

OFFERED AT:

\$698,800

ABOUT THIS PROPERTY:

Welcome to this expansive 4,000-square-foot ranch home, thoughtfully designed for comfort, entertainment, and practicality. The open floor plan greets you as you enter, seamlessly connecting the spacious living areas for easy communication and flow. A cozy fireplace serves as the centerpiece of the large living room, which also includes an entertainment area perfect for gatherings or relaxing evenings.

The open dining area connects to the kitchen, allowing you to stay engaged with guests or family while cooking. This home is built for both convenience and style, featuring two separate laundry rooms, one of which is located off the massive master suite. The master suite also includes a 10x12 office space—a versatile room that could easily be used as a bedroom. With three additional spacious bedrooms and an updated interior, this home offers plenty of room for the entire family.



More About this Property:

The 107 acres of well-maintained pasture or hay ground are a rare find, offering perimeter fencing for rotational grazing and highly productive hayfields. Scattered among the pastures are beautiful large oak trees, perfectly positioned to provide shade, sanctuary, and protection from the elements for your cattle. Additionally, the property features two ponds, both surrounded by trees that offer shaded drinking water for livestock. The rolling terrain includes low-lying areas ideal for farming while ensuring natural havens for livestock. This stunning mix of functionality and beauty makes this property truly exceptional, with opportunities for both farming and ranching. Farms like this seldom come to market.

Outside, the property is equipped for a working farm or ranch. A 40 x 60 hay or equipment storage barn with electricity and potential for water is ideal for large equipment or hay storage, while a 24 x 40 detached garage/shop adds valuable storage and workspace.

For leisure, the large pool with a new liner provides endless enjoyment, and the outdoor area is ready for a kitchen setup — perfect for hosting summer barbecues or simply enjoying the serene countryside. Abundant wildlife, including deer, hogs, and wild turkeys, makes this property a haven for nature lovers and hunters alike.

This is truly a must-see family farm and ranch, offering the perfect combination of functionality, beauty, and relaxation. Don't miss your chance to make it your forever home!

Legal Description: Tract 1 - 01908 17-10S-09W W1/2 SE 1/4

Tract 2 - 01907 17-10S-09W W1/2 E1/2 SE1/4

Taxes for both Tracts and house: \$2,345.00

Income Potential: Potential for hay production, cattle

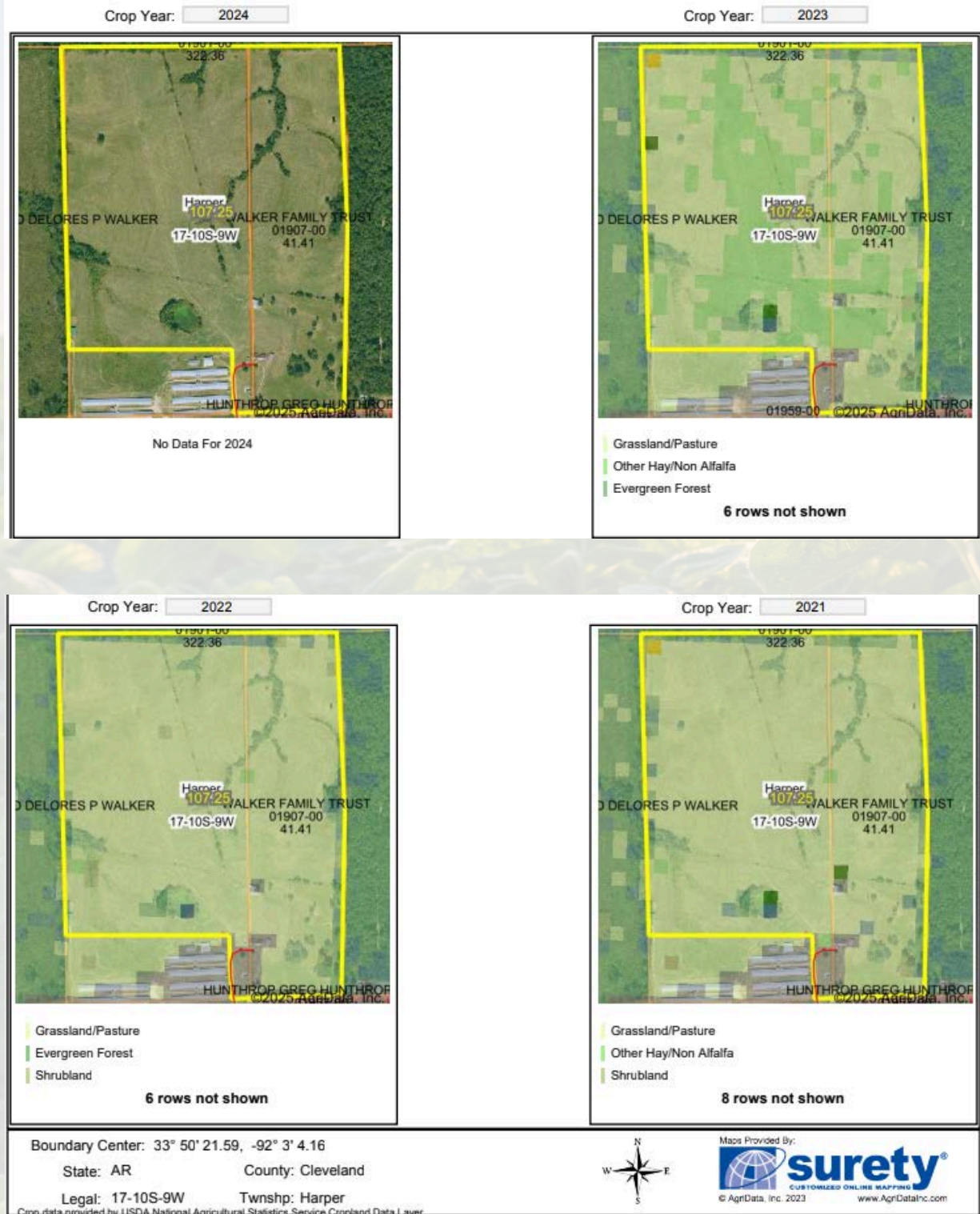
FEATURES:

- 107 +/- Acres
- 4,000 sq ft, 4 bed house
- 24 x 40 detached shop
- 40 x 60 barn
- Pool
- Wildlife productive farm

CLEVELAND COUNTY,
ARKANSAS

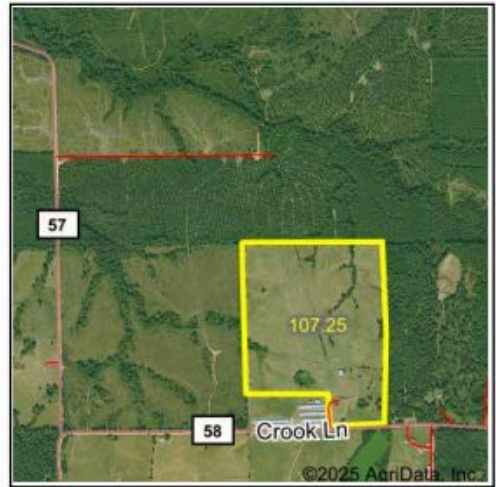
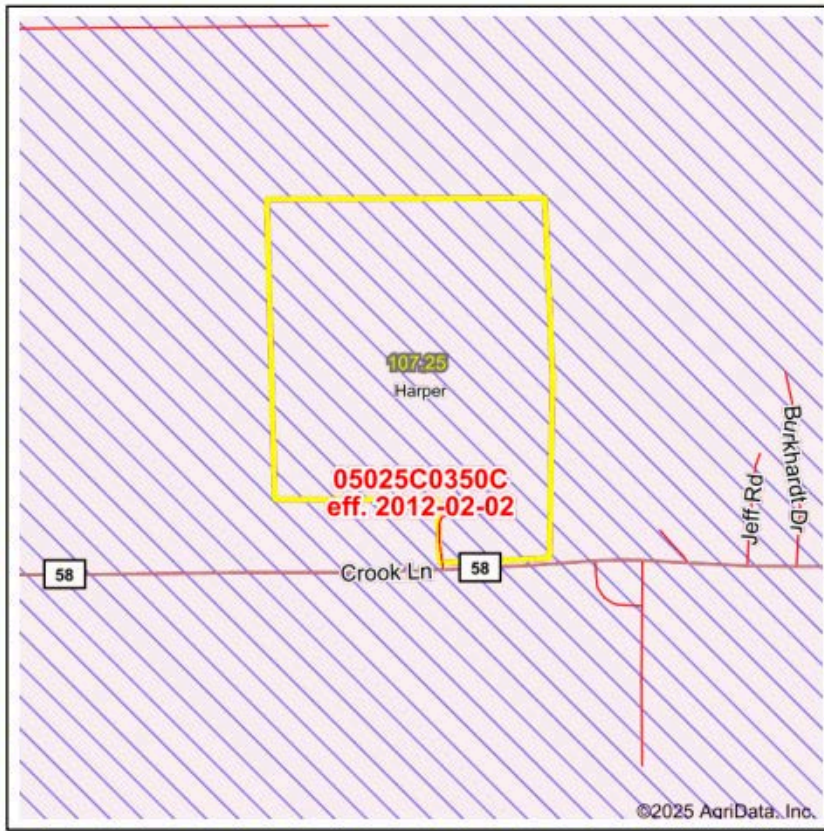


AMERICAN LEGACY LAND CO





FEMA Report



Map Center: 33° 50' 18.97, -92° 3' 3.35
 State: AR Acres: 107.25
 County: Cleveland Date: 1/6/2025
 Location: 17-10S-9W
 Township: Harper

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrIDataInc.com



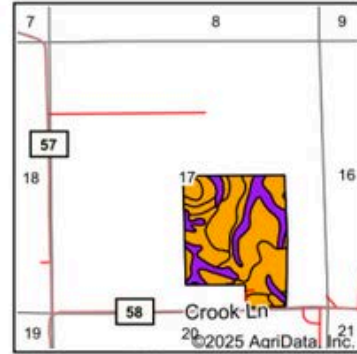
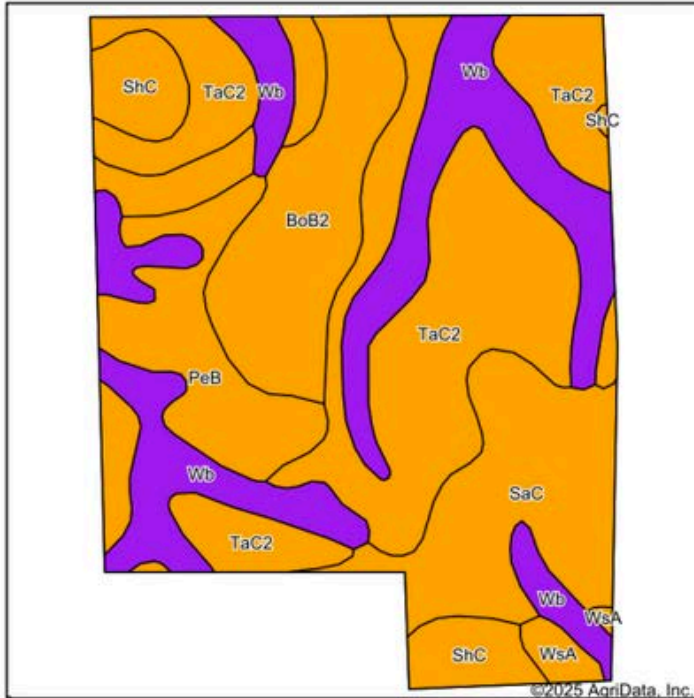
Name	Number	County	NFIP Participation	Acres	Percent
Cleveland County Unincorporated Areas	050038	Cleveland	Regular	107.25	100%
Total				107.25	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	107.25	100%	
Total			107.25	100%	
Panel	Effective Date	Acres	Percent		
05025C0350C	2/2/2012	107.25	100%		
Total		107.25	100%		



FARM • RANCH • RECREATION
 HUNTING • DEVELOPMENT



Soils Map



State: **Arkansas**
 County: **Cleveland**
 Location: **17-10S-9W**
 Township: **Harper**
 Acres: **107.25**
 Date: **1/6/2025**

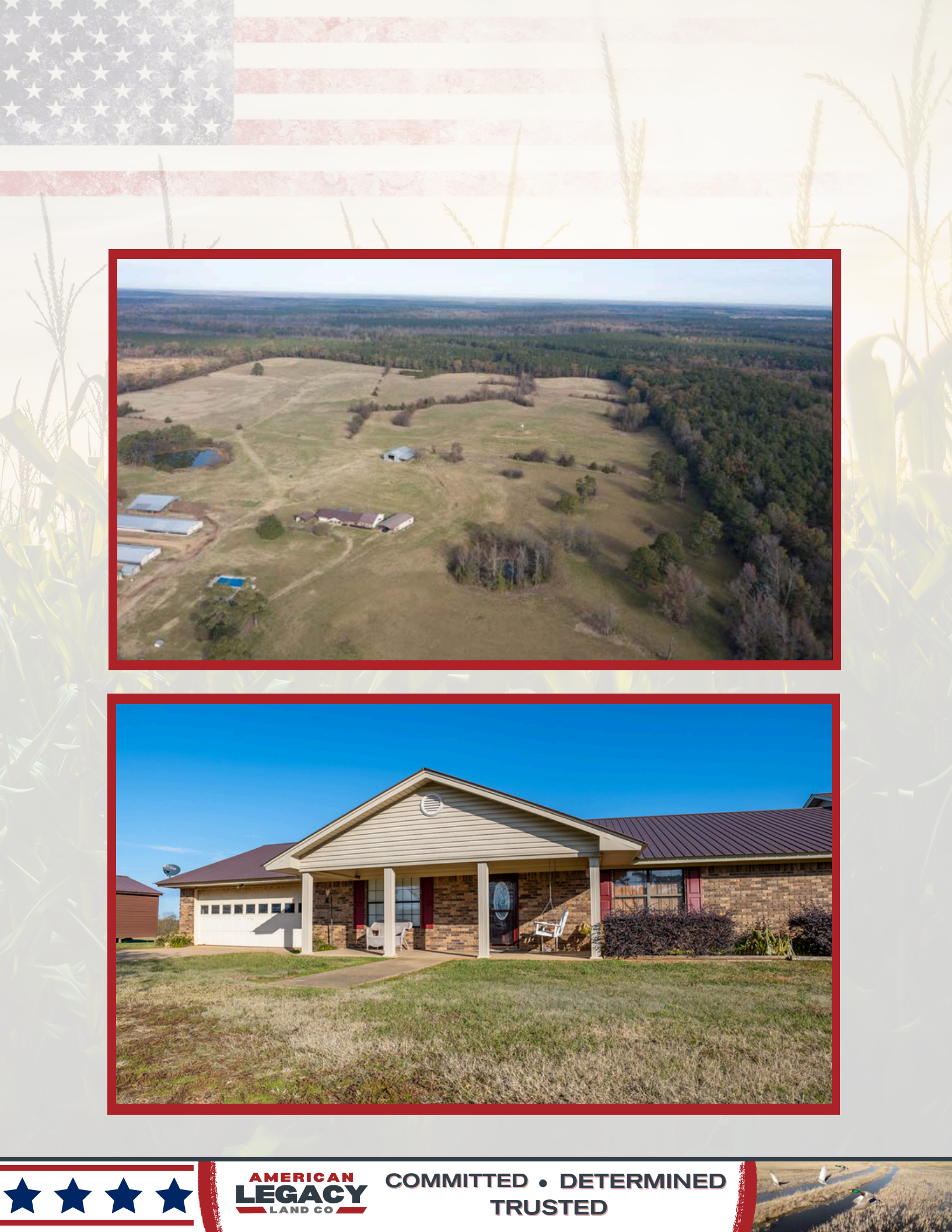
Maps Provided by: **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: AR025, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Improved bermudagrass AUM	Oats Bu	Pasture AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu
TaC2	Tippah silt loam, 3 to 8 percent slopes, moderately eroded	37.66	35.2%		Ille										
Wb	Wehadkee soils, and Udifluvents	23.49	21.9%		Vlw							8.5			
SaC	Saffell gravelly fine sandy loam, 3 to 8 percent slopes	14.17	13.2%		Ille										
BoB2	Boswell loam, 1 to 3 percent slopes, eroded	13.01	12.1%		Ille	6.5		5	45	400		40			30
PeB	Pheba very fine sandy loam, 1 to 3 percent slopes	9.38	8.7%		Illw	8		75	575		8.5		30	7	30





AMERICAN
LEGACY
LAND CO

COMMITTED • DETERMINED
TRUSTED



AMERICAN LEGACY

LAND CO





AMERICAN
LEGACY
LAND CO

COMMITTED • DETERMINED
TRUSTED



AMERICAN LEGACY

LAND CO





**AMERICAN
LEGACY**
LAND CO

**HELPING YOU BUY
AND SELL LAND**



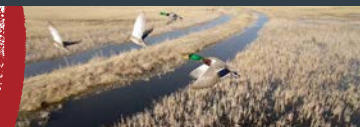
AMERICAN LEGACY LAND CO





**AMERICAN
LEGACY**
LAND CO

**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**





About the Agent:

Growing up on a dairy farm, Jeff developed a deep-rooted connection to the land and a profound respect for those who work it. His passion for helping others unlock the potential in their property comes from years of working alongside farmers in the Delta and personally understanding the value of hard work and stewardship. Jeff's hands-on experience extends beyond row crops to encompass wildlife management, hunting leases, and habitat enhancement—ensuring landowners can maximize every acre.

As a licensed land specialist broker at American Legacy Land Company with a background in both Arkansas and Missouri, Jeff is committed to helping families and farmers alike make the most of their land. Whether it's a lifelong farm, a new home site, or a hunting property, Jeff strives to match people with land where memories can be built, dreams can take root, and investments can grow.

For Jeff, land isn't just an asset—it's an opportunity to cultivate something lasting. Whether you're looking to sell your land for top dollar or establish a forever home where generations can thrive, Jeff offers personalized guidance every step of the way, rooted in a deep understanding of land and the families who love it.

JEFF WATSON, PRINCIPAL BROKER



870-224-1144



Jeff@AmericanLegacyLandCo.com

