Private Country Estate with Shop, Pond Access, Fenced Pasture & Custom Home on Beautiful Acreage, Newport, AR
789 Jackson 1240
Newport, AR 72112

$599,900
27± Acres
Jackson County







MOSSY OAK PROPERTIES
Selling Arkansas
America's Land Specialist

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SUMMARY

Address
789 Jackson 1240

City, State Zip
Newport, AR 72112

County
Jackson County

Type
Farms, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude
35.552583 / -91.269014

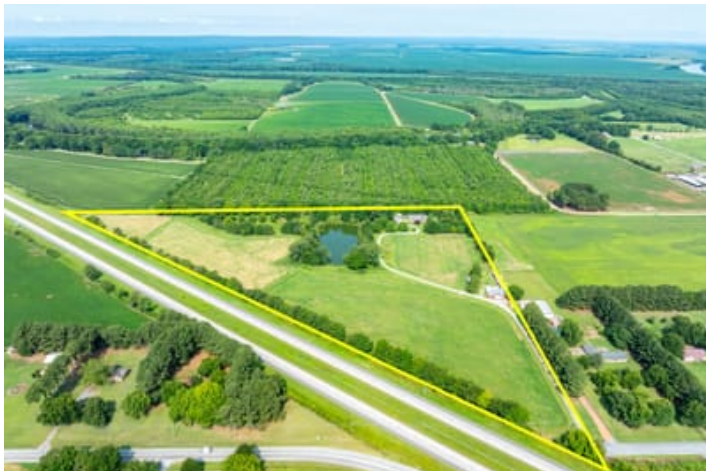
Dwelling Square Feet
4,509

Bedrooms / Bathrooms
4 / 3

Acreage
27

Price
$599,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Country Home or Hunter's Retreat on 27 +/- Acres | Shop, Pond Access, Fenced Bermuda Pastures & 4,509 +/- Sq Ft

Welcome to this exceptional custom-built country home on approximately 27 +/- acres, offering the space, privacy, and versatility to serve as a family home, hobby farm, hunter's retreat, or recreational property. **Built by respected craftsman Lannie Loone**, this home showcases thoughtful design, quality construction, tremendous storage, and amenities that make country living both comfortable and functional.

As you enter the property, you're welcomed by a **large shop** ideal for a business, workshop, equipment storage, or hobbies. The shop includes a private office and oversized roll-up doors on both ends, allowing tractors, trailers, ATVs, and equipment to drive completely through. Additional equipment sheds and outbuildings provide even more covered storage.

The property features **four fenced Bermuda grass pastures**, offering excellent opportunities for horses, cattle, or other livestock. According to the seller, the pastures can produce **approximately 100 round bales per cutting**. You'll also find a chicken coop, **two private wells**, fruit bushes, fruit trees, walnut and pecan trees, and access to a beautiful **private pond**—adding to the property's appeal for anyone looking for a more self-sufficient country lifestyle.

The wooded portions and surrounding countryside also create excellent habitat for wildlife, making this property equally appealing as a **hunter's retreat** where you can enjoy the outdoors without ever leaving home.

The residence offers approximately **4,509 sq ft of heated and cooled living space**, including approximately **2,784 sq ft on the main level including a** 476 +/- sq ft garage**, 1,725 on the upper level** with approximately 483 sq ft being heated and cooled haveing a large open area and a full bathroom and then on each end approximately **1,118 sq ft of attic/storage space.**

Step through the double front doors into a welcoming foyer with a coat closet and beautiful oak staircase. The spacious living room features soaring ceilings, abundant natural light, and a gas fireplace.

The thoughtfully designed **split floor plan offers 3 bedrooms and 3 bathrooms**, providing privacy and flexibility. Two generously sized guest bedrooms are located on one side of the home with a spacious bathroom featuring a jetted tub, tiled surround, and linen storage.

Upstairs, a spacious loft with two dormer windows, a full bathroom, large closet, and **separate heating and air system**provides an incredibly versatile space for guests, a media room, home office, hobby room, or additional living area. An **instant hot-water heater upstairs** adds another convenient feature.

Glass-paneled doors off the main living area open into a formal dining room that could also function beautifully as an office, library, or flex space.

One of the home's most inviting areas is the **heated and cooled sunroom**, surrounded by seven large windows overlooking the backyard and woods. A doggie door provides direct access to the fenced backyard, grilling patio, and outdoor entertaining area.

The kitchen offers an impressive amount of **custom maple cabinetry**, pantry storage, abundant counter space, a large center island with seating, oversized vent hood, built-in microwave area, and a **new Whirlpool stainless dishwasher**. The existing range is being replaced, providing the next owner with an updated appliance. A pocket door allows the kitchen to be closed from the main living area when desired.

Just off the kitchen is an **oversized laundry and utility room** with additional cabinetry, folding space, room for a freezer, and enough flexibility for an office nook or additional workspace. The home's **hot-water heater was replaced last year**.

The private primary suite offers a spacious bedroom and **two walk-in closets**, including one with extensive built-in shelving, along with an ensuite bath featuring a walk-in shower and excellent storage.

Another noteworthy feature is the home's accessibility. **All interior doors are approximately 36 inches wide**, the carport entrance has only a one-brick-height step, and both downstairs bathrooms feature higher-profile toilet seating, making the home's main level more accessible and comfortable.

Additional features include an oversized attached two-car garage, detached carport, fenced backyard, multiple equipment buildings, mature landscaping, tremendous storage, productive pasture, pond access, chicken coop, two wells, and a wooded backdrop offering privacy and wildlife.

Whether you're searching for a spacious country home, **hunter's retreat**, horse or livestock property, hobby farm, homestead, or a place where you can operate a business and keep your equipment at home, this property offers an impressive combination of acreage, improvements, recreation, and comfortable living.

Proudly listed with **Mossy Oak Properties Selling Arkansas, 870-495-2123 .**

Call or text Listing Agent, **Pamela Welch at 870-897-0700** for a tour or more information.

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