

**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



Private Country Estate with Shop, Pond Access, Fenced Pasture & Custom Home on Beautiful Acreage, Newport, AR
Newport, AR / Jackson County

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

<https://www.mossyoakproperties.com/property/private-country-estate-with-shop-pond-access-fenced-pasture-custom-home-on-beautiful-acreage-newport-ar-jackson-arkansas/111062/>



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PROPERTY DESCRIPTION

Country Home on 27 +/- Acres with Shop, Private Pond Access, Fenced Pasture & Exceptional Amenities

Welcome to this beautifully **custom-built** country home where timeless craftsmanship, peaceful surroundings, and outstanding functionality come together to create the ultimate place to call home. Offering spacious living areas, flexible floor plan options, incredible storage, and everything you need for country living, this one-of-a-kind property is ready to welcome its next owners.

From the moment you turn into the driveway, you'll immediately appreciate everything this remarkable property has to offer. You're first welcomed by a **large shop** that's ideal for a business, workshop, equipment storage, or hobby space. Complete with a private office and oversized roll-up doors on both ends, the shop allows you to easily drive tractors, trailers, boats, or equipment completely through the building. Several additional equipment sheds and outbuildings provide even more covered storage for farm equipment, recreational vehicles, or outdoor toys.

For those dreaming of a hobby farm or self-sufficient lifestyle, you'll love the charming chicken coop, fenced pasture, and private well that's perfect for watering a large garden or livestock. As you continue down the driveway, you'll pass a beautiful private lake complete with its own private boat ramp, creating the perfect place to spend afternoons fishing, kayaking, or simply enjoying the peaceful waterfront setting before arriving at the home.

The residence itself sits in a private setting with a fenced backyard that's ideal for children and pets, along with a detached carport for additional covered parking.

Step through the grand double front doors and you'll immediately notice the quality craftsmanship throughout. A welcoming foyer with a coat closet and stunning oak staircase opens into an impressive living room featuring soaring ceilings, abundant natural light, and a cozy gas fireplace that serves as the centerpiece of the home.

The upper level offers a spacious loft filled with natural light from two dormer windows. Complete with a full bathroom and large closet, this flexible space is perfect as a guest suite, home office, hobby room, media room, or additional living area.

The thoughtfully designed **split floor plan** offers privacy for everyone. One wing features two generously sized guest bedrooms and a spacious full bathroom complete with a relaxing jetted tub, tiled surround, and linen storage. Just off the living room, elegant glass-paneled doors open into a formal dining room that could easily serve as a private office, library, or flex room.

One of the home's most inviting spaces is the **heated and cooled sunroom**. Surrounded by seven large windows and overlooking the backyard and surrounding woods, this room provides year-round enjoyment whether you're sipping your morning coffee, hosting family game nights, reading a book, or simply taking in the peaceful views. A convenient doggie door leads directly to the fenced backyard, grilling patio, and outdoor entertaining area.

The kitchen was designed with both beauty and functionality in mind. A pocket door allows the kitchen to be closed off from the main living area when desired. Inside you'll find an incredible amount of **maple custom cabinetry**, extensive pantry storage, dedicated appliance spaces, abundant countertop space, and a **large center island with seating**. Premium features include a dual-fuel Kenmore Elite commercial-style gas range, oversized vent hood, built-in microwave area, new Whirlpool stainless dishwasher, spacious sink, and ample workspace for preparing everything from family dinners to holiday meals.

Adjacent to the kitchen is an **oversized laundry and utility room** offering exceptional storage, additional cabinetry, folding space, room for a freezer, office nook, or even an additional dining area depending on your family's needs.

The **private primary suite** provides the perfect retreat with a spacious bedroom, oversized walk-in closet, and a luxurious ensuite bathroom featuring a walk-in shower, linen storage, and a second walk-in closet with built-in shelving and room for additional furniture or seasonal storage.

Additional highlights include an oversized attached two-car garage, detached carport, exceptional storage throughout, custom finishes, mature landscaping, fenced pasture, private pond access with boat ramp, large shop with office, multiple equipment buildings, chicken

coop, private well, and a beautiful wooded backdrop that offers privacy and abundant wildlife.

Whether you're searching for a family home with room to grow, a hobby farm, a property with a shop for your business, or simply a peaceful country retreat with recreational opportunities right outside your door, this extraordinary property offers a lifestyle that's becoming increasingly difficult to find. Combining custom craftsmanship, practical amenities, and the beauty of country living, this is more than just a home-it's a place where memories will be made for generations.

Home has about 4,509 sq ft heated and cooled, with main level having about 2,787 heated and cooled, garage adding an additional 476 +/- sq ft, up stairs having about 483 sq ft heated and cooled with about 1,118 sq ft of attic space!

Built by respected craftsman Lannie Looney, this home reflects quality construction, thoughtful design, and the attention to detail that his work is known for.

The productive pastureland currently yields approximately 100 round bales of hay annually, offering excellent agricultural value and income potential.

Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123).

Call or text Listing Agent, **Pamela Welch** at [870-897-0700](tel:870-897-0700) for a tour or more information.

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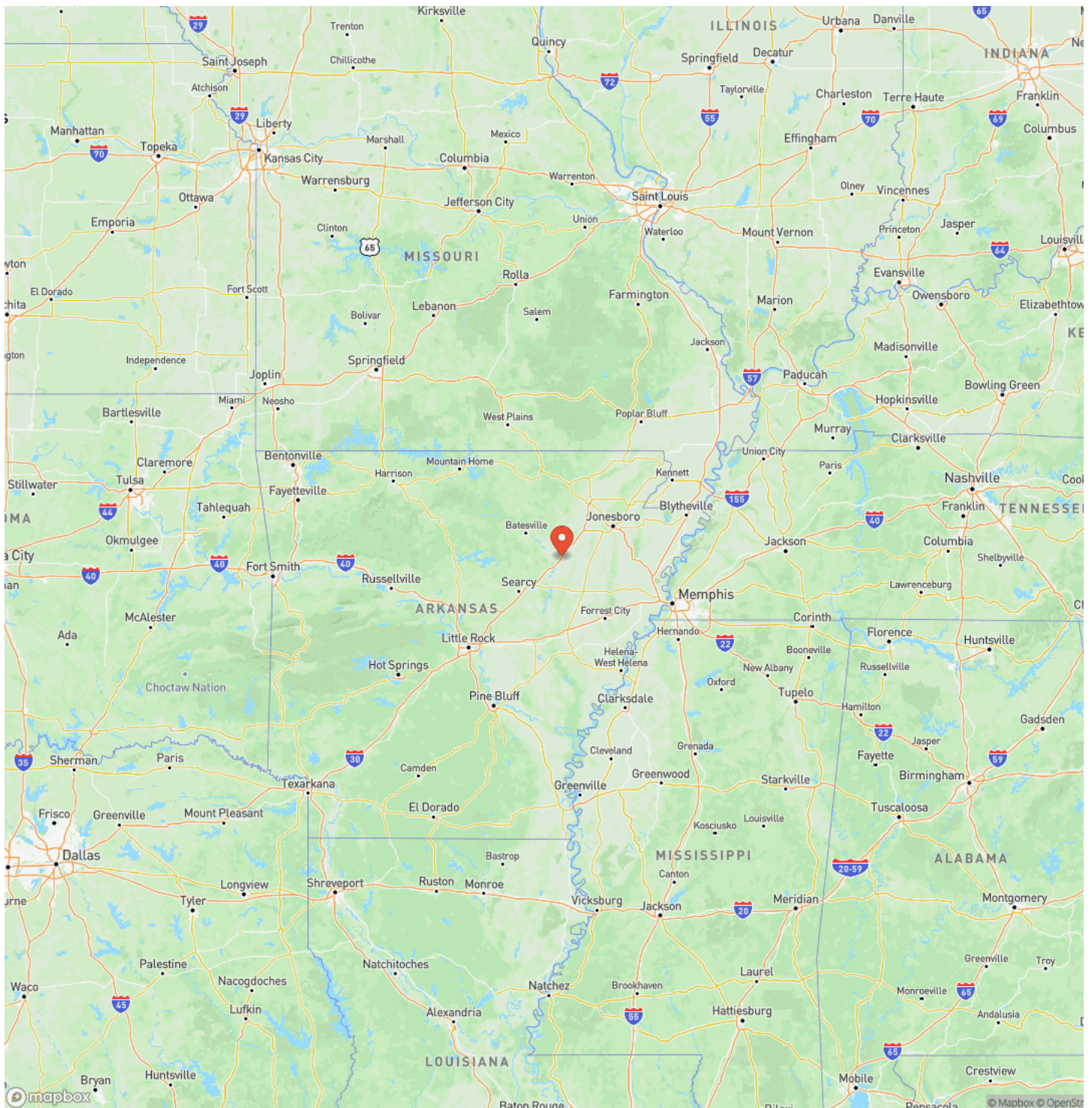
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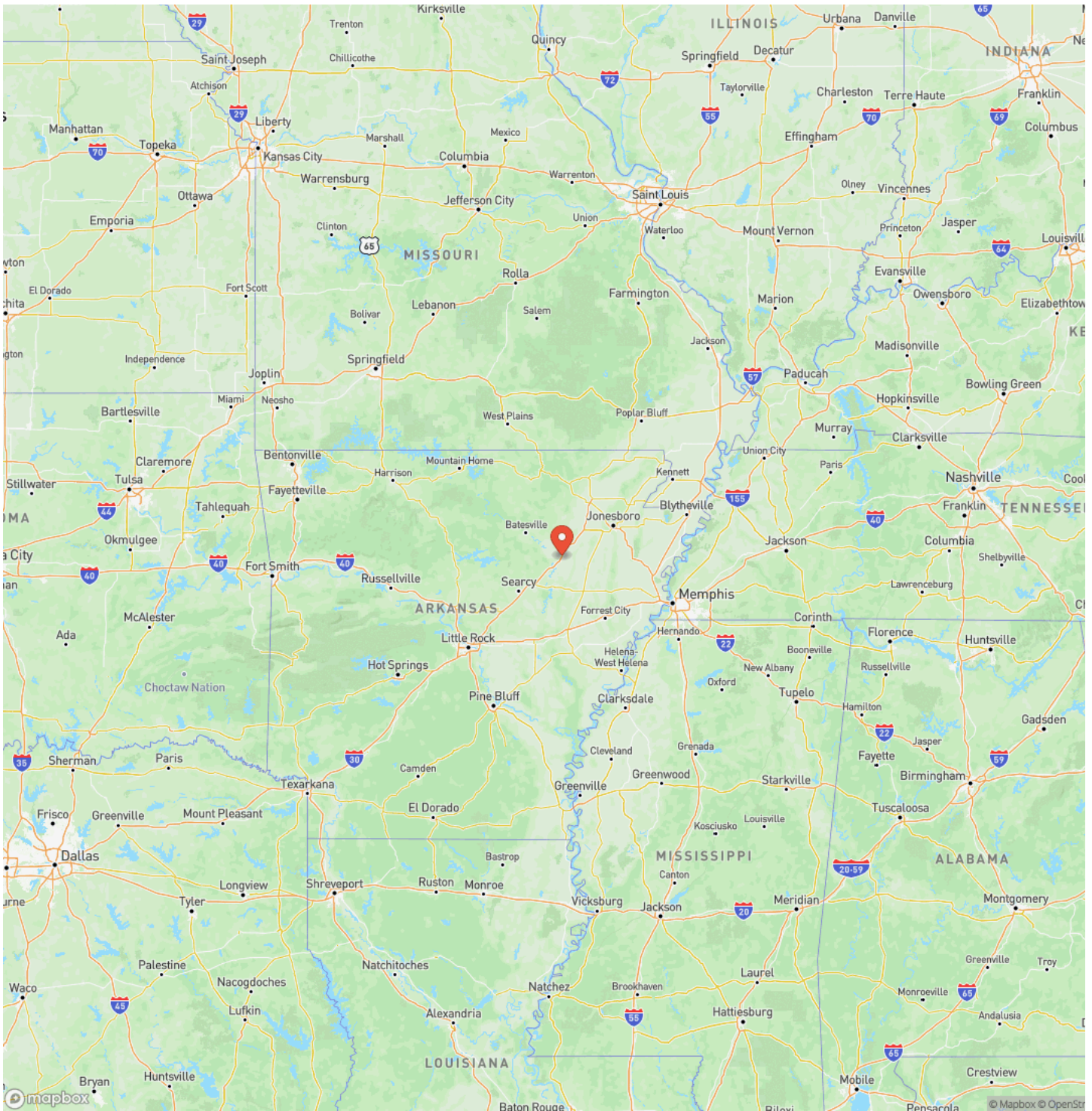
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Locator Map

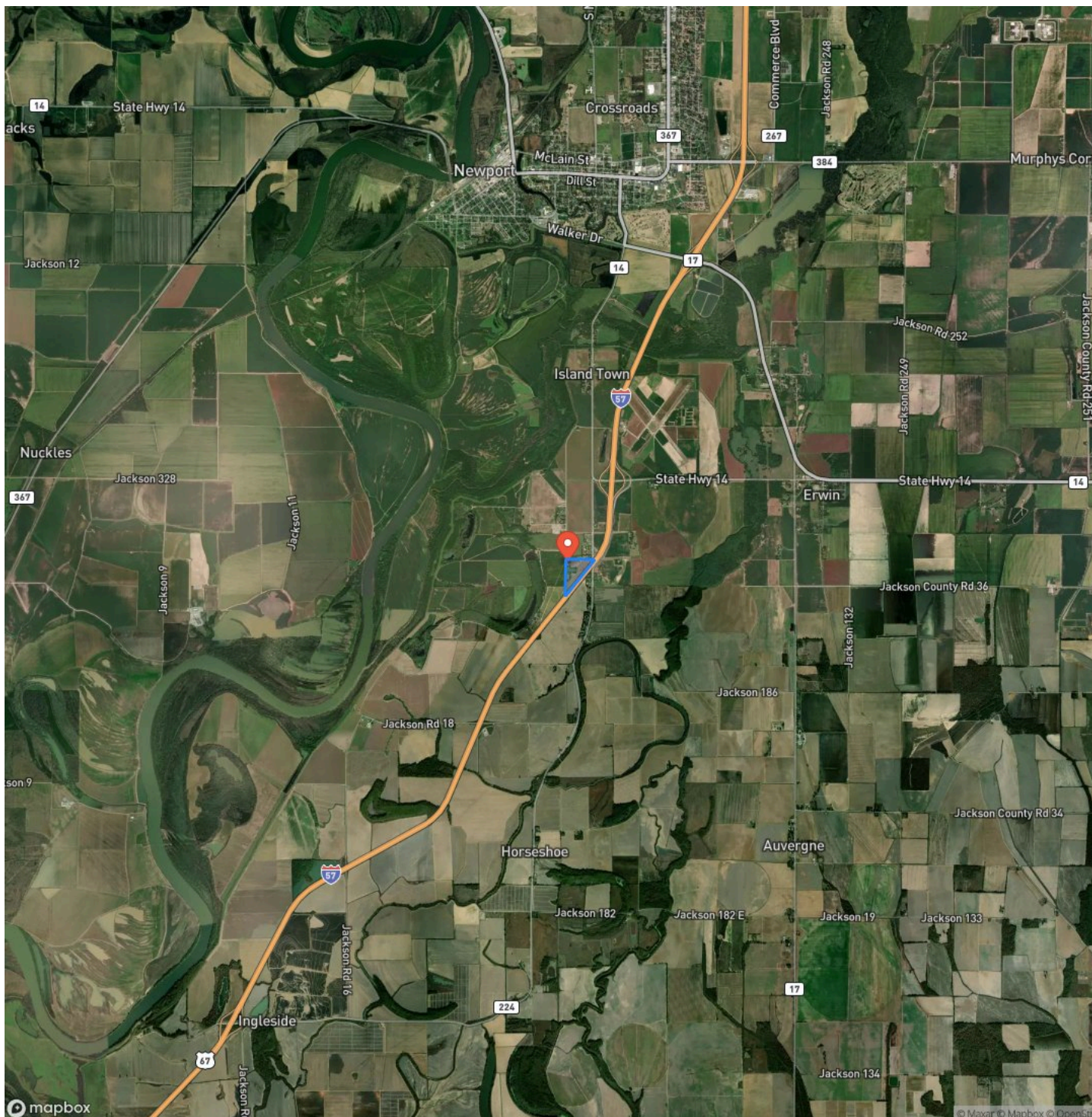


Locator Map



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Satellite Map



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Newport, AR / Jackson County

LISTING REPRESENTATIVE

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City / State / Zip

Cave City, AR 72521

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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