

Branch 77  
14424 S Hwy 41  
Branch, AR 72928

**\$923,000**  
77± Acres  
Franklin County



**Branch 77**  
**Branch, AR / Franklin County**

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**SUMMARY**

**Address**

14424 S Hwy 41

**City, State Zip**

Branch, AR 72928

**County**

Franklin County

**Type**

Ranches

**Latitude / Longitude**

35.282183 / -93.948216

**Dwelling Square Feet**

2,802

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

77

**Price**

\$923,000

**Property Website**

<https://www.mossoakproperties.com/property/branch-77/franklin/arkansas/102085/>



**PROPERTY DESCRIPTION**

**The Homestead Expansion | Custom Estate on 77 Acres**  
**14424 S Highway 41, Branch, AR**

Elevate your vision of country living with this premier 77-acre estate. Perfectly positioned between a manageable hobby farm and a sprawling ranch, this "Expansion" package offers the ideal balance of luxury, utility, and vast Arkansas acreage. Whether you are looking to establish a sustainable homestead or a private family legacy, this property provides the space and infrastructure to make it a reality.

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**The Residence: Modern Resilience meets Custom Luxury**

Built in 2018, this **2,802 sq. ft. brick-and-vinyl custom home** is engineered for both sophisticated entertaining and off-grid peace of mind.

- **Elite Climate Control:** Stay comfortable with a **3-zone HVAC system** featuring an integrated air purifier.
  - **Self-Sufficiency:** Features an **entire-home generator** with a dedicated propane tank, a tankless hot water heater, and an onsite well (ready for pump installation) for a secondary water source.
  - **Designer Interiors:** The grand entry welcomes you with a stone walk and **10-foot ceilings**. Crown molding accents the open-concept living, kitchen, and dining areas.
  - **Chef's Kitchen:** Outfitted with **KitchenAid appliances**, a custom **Dacor propane cooktop**, granite countertops, and soft-close cabinetry.
  - **Primary Suite:** A massive retreat with a spa-like bathroom featuring a soaking tub, custom tiled shower, and a generous walk-in closet.
  - **Peace of Mind:** Equipped with a full **ADT Home Security system** and a beautiful rock fireplace with a propane starter for cozy, reliable heat.
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**Extensive Infrastructure & Outbuildings**

This property is designed to work as hard as you do.

- **The Shop (30x50):** Double-insulated and equipped with water, electricity, and a wood stove. Includes a storage loft and **two large security safes** that convey with the sale.
  - **The Carriage House:** A separate, charming structure with its own kitchen-perfect for a private home office, guest studio, or "mother-in-law" suite.
  - **Equipment Ready:** An onsite diesel tank remains to support your machinery and land maintenance needs.
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**The Land: 77 Acres of Opportunity**

With 77 acres at your disposal, the possibilities for agriculture and recreation are endless.

- **Natural Resources:** Enjoy the presence of **Pony Creek**, providing a permanent natural water source and serene views from the home's sunroom.

- **Arbor & Wildlife:** The acreage has been thoughtfully enhanced with **chestnut, hazelnut, and oak trees**, plus blackberry bushes, attracting local wildlife and providing a head start on your own food forest.
  - **Fencing:** The property features perimeter fencing and cross-fencing around the main homesite, ready-made for livestock rotation.
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## Why Branch, Arkansas?

Experience the best of the River Valley in a community that values freedom and natural beauty.

- **The Growing Season:** Enjoy approximately **200 frost-free days**, perfect for the ambitious gardener or rancher.
  - **Prime Location:** Nestled near the Ozark Mountains, you are far from the noise but just a short drive to the amenities of Charleston and Fort Smith.
  - **Financial Freedom:** Benefit from some of the **lowest property taxes** in the nation, allowing you to put more of your resources back into your land.
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## Property Snapshot

- **Price:** \$923,000
- **Acreage:** 77 Total Acres
- **Home:** 4 Bed | 2.5 Bath | 2-Car Garage
- **Workspaces:** 30x50 Insulated Shop + Separate Carriage House
- **Security:** Full-Home Generator, Security Safes, and ADT System

**Ready to see the potential for yourself? Come experience life "Off The Pavement."**

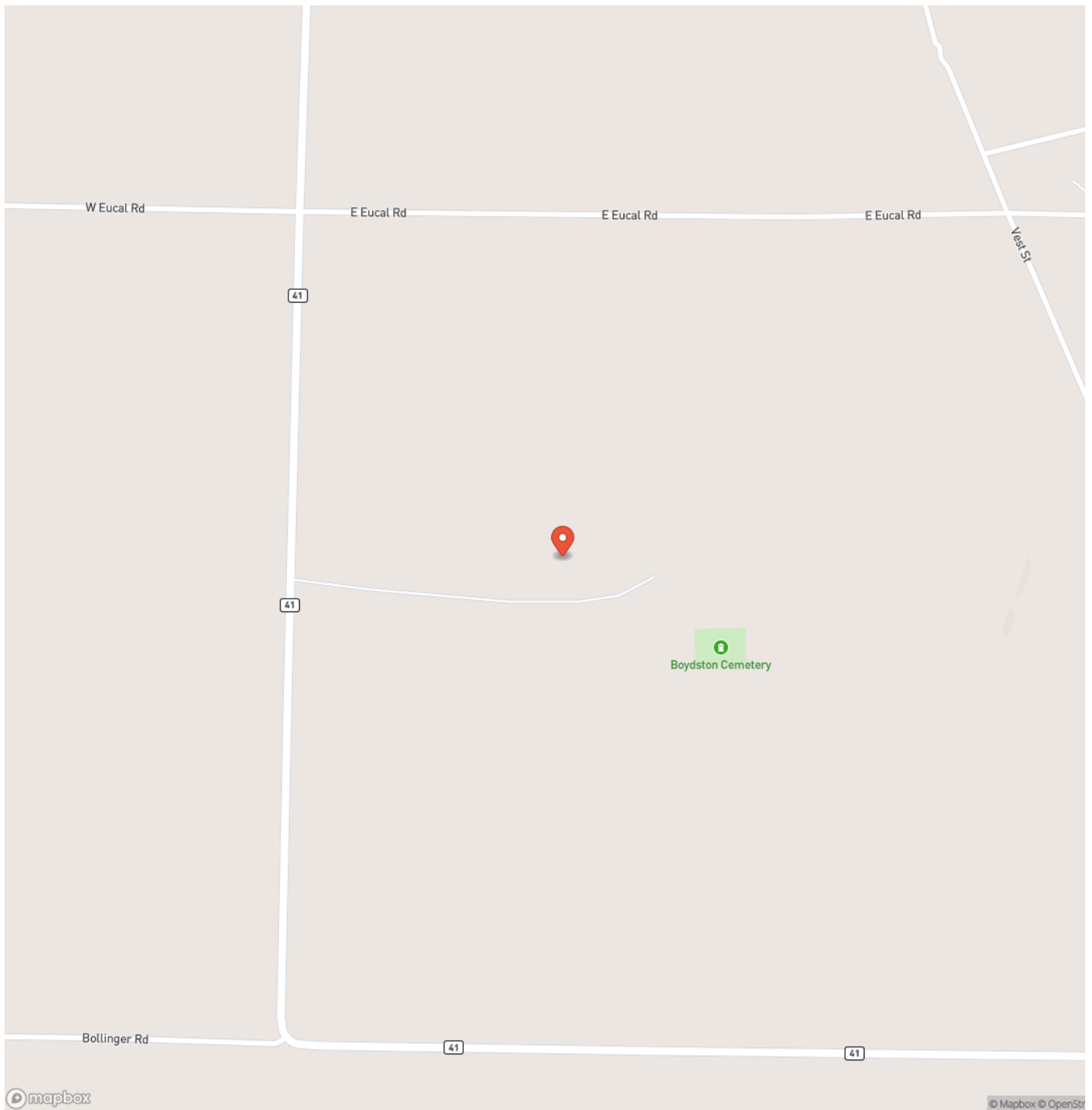
Flexible Purchase Options:

- **Option 1: The Homestead (House + 40 Acres) | \$775,000** The primary residence, shop, carriage house, and the core 40-acre parcel. Perfect for those seeking a manageable, high-end farmette with immediate cross-fencing for livestock.
- **Option 2: The Expansion (House + 77 Acres) | \$923,000** Nearly double your land for added privacy, additional grazing, or future development while maintaining the luxury of the central estate.
- **Option 3: The Whole Works (House + 197 Acres) | \$1.4M** Own the entire 197-acre masterpiece. A rare opportunity to acquire a massive, contiguous wildlife haven and working ranch with full perimeter fencing and established ecosystems.
- **Option 4: Just Land: 120 Acres (No House) | \$480,000.** 120 acres of mainly open pasture.

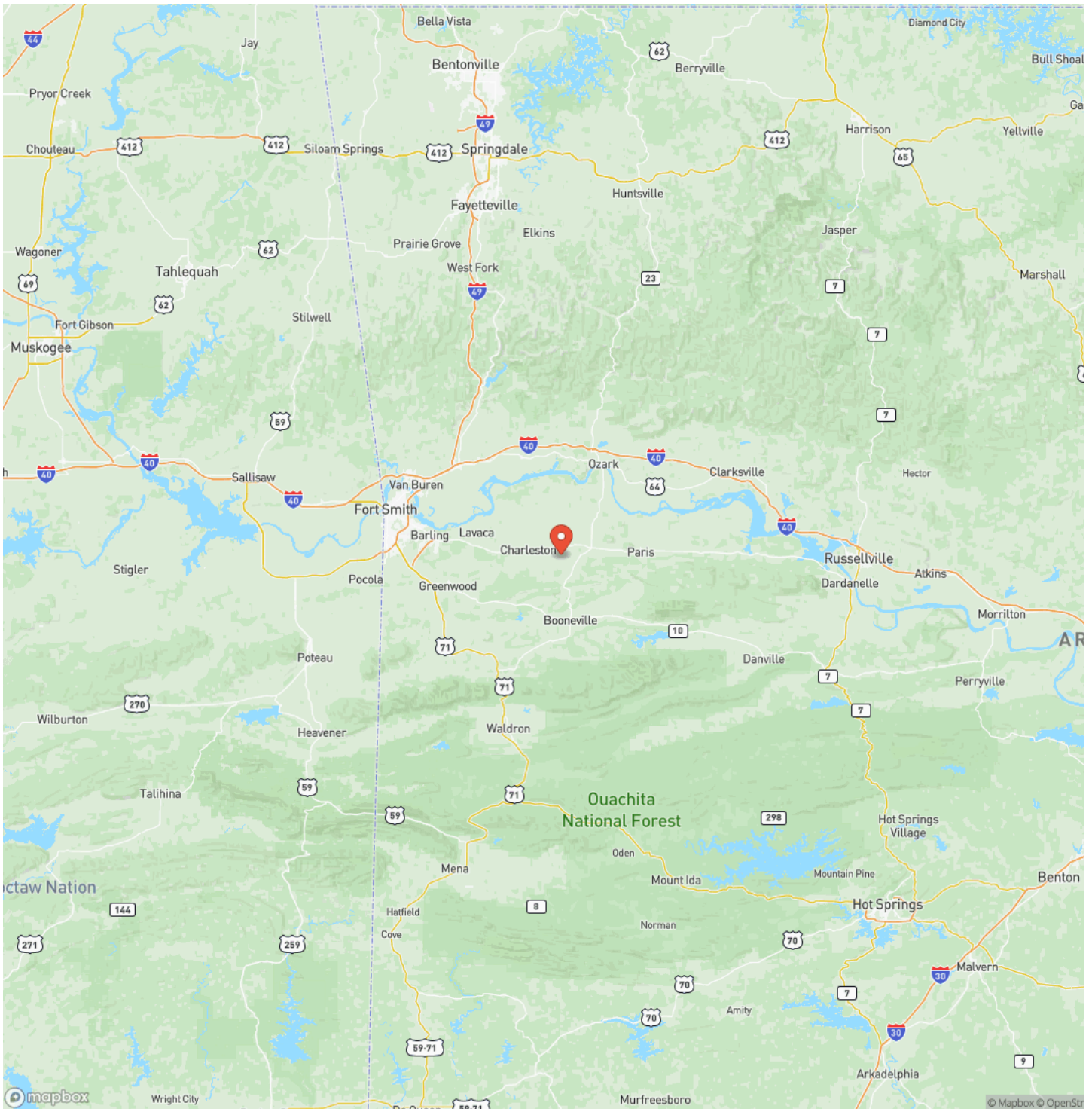
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# Locator Map



# Locator Map



# Satellite Map







**DISCLAIMERS**

Photos and videos contained within may include areas outside the listed property. For reference only. Verify school information.



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**Mossy Oak Properties Field, Farm, and Homes**  
1200 Fort Street  
, AZ 72923  
(479) 480-7000  
[moparkansasland.com](http://moparkansasland.com)

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