

Branch 77
14424 S Hwy 41
Branch, AR 72928

\$923,000
77± Acres
Franklin County



Branch 77
Branch, AR / Franklin County

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.

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

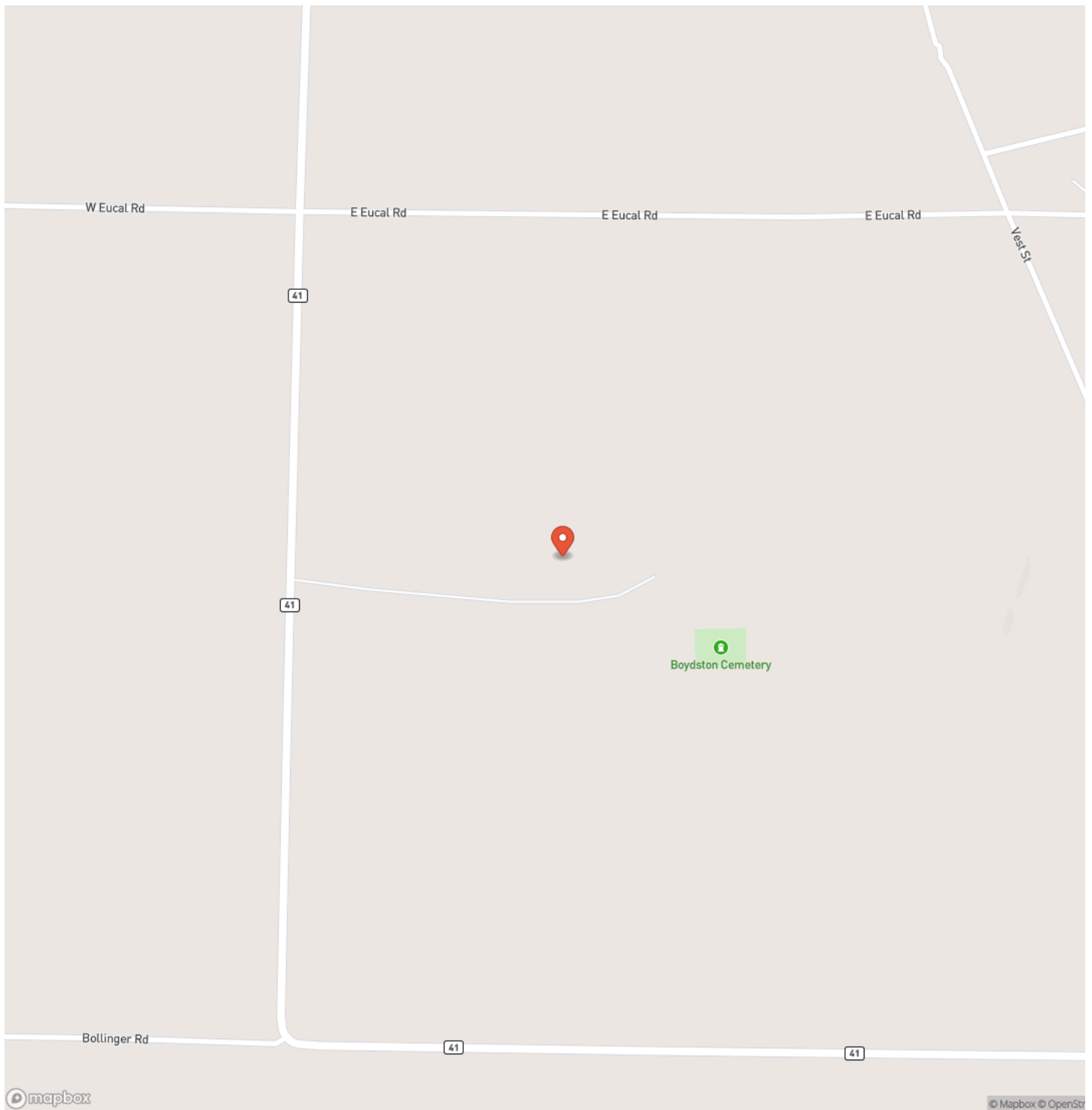
Ready to see the potential for yourself? Come experience life "Off The Pavement."

Flexible Purchase Options:

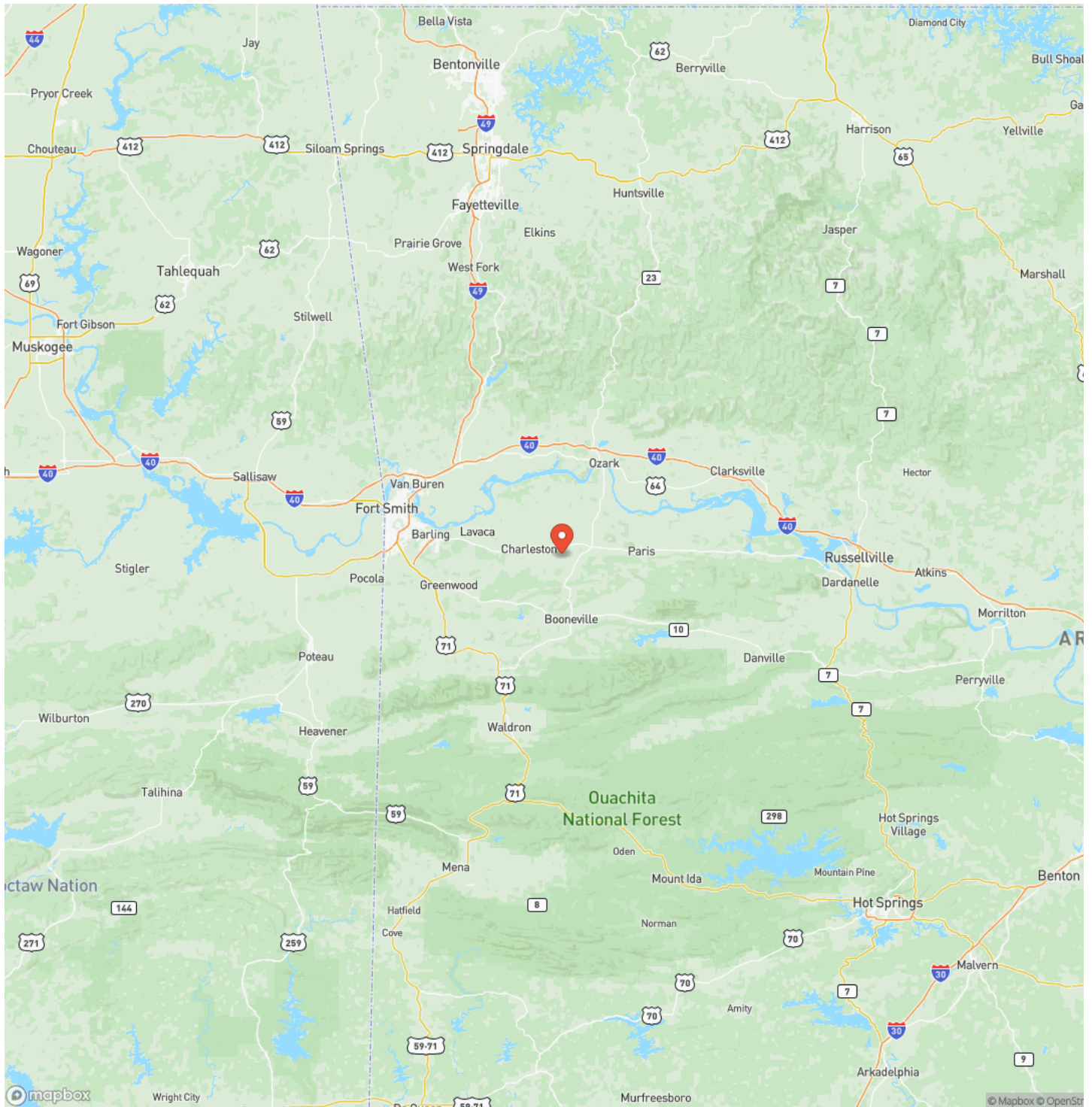
- **Option 1: The Homestead (House + 40 Acres) | \$775,000** The primary residence, shop, carriage house, and the core 40-acre parcel. Perfect for those seeking a manageable, high-end farmette with immediate cross-fencing for livestock.
- **Option 2: The Expansion (House + 77 Acres) | \$923,000** Nearly 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.



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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