

Branch 40
14424 S Hwy 41
Branch, AR 72928

\$775,000
40± Acres
Franklin County



Branch 40
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

40

Price

\$775,000

Property Website

<https://www.mossoakproperties.com/property/branch-40/franklin/arkansas/102075/>



PROPERTY DESCRIPTION

Refined Country Living: Custom Estate on 40 Pristine Acres for sale
14424 S Highway 41, Branch, AR

Discover the ultimate retreat in the heart of the Arkansas River Valley. This meticulously designed 40-acre homestead offers the perfect blend of modern luxury, self-sufficiency, and rural tranquility. If you are looking for a manageable private estate, this property provides the flexibility to build the legacy you've always imagined.

The Heart of the Property: Custom Luxury & Modern Resilience

The centerpiece of this estate is a **2,802 sq. ft. custom brick-and-vinyl home (built 2018)** engineered for peak performance and comfort. This 4-bedroom, 2.5-bath residence combines high-end aesthetics with "off-grid ready" peace of mind.

- **Sophisticated Interiors:** Step through a stone-walk entry into a home featuring **10-foot ceilings** in the grand foyer and 9-foot ceilings throughout. Elegant crown molding accents the living, kitchen, and dining areas, while a beautiful **rock fireplace** with a propane starter serves as the home's cozy focal point.
 - **Gourmet Kitchen:** Designed for the home chef with **KitchenAid appliances**, a custom **Dacor propane cooktop**, granite countertops, and sleek soft-close cabinetry.
 - **The Primary Suite:** A massive sanctuary featuring a spa-like bathroom with a luxurious soaking tub, a custom tiled shower, and a generous walk-in closet.
 - **Climate & Safety:** Stay healthy and secure with a **3-zone HVAC system** including an integrated air purifier, an **ADT security system**, and an **entire-home generator** with its own dedicated propane tank.
 - **Smart Utilities:** Features a tankless hot water heater for endless comfort and an on-site well (ready for a pump) to provide an independent water source.
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Extensive Infrastructure & Outbuildings

The immediate 40-acre homesite is a fully realized homestead, cross-fenced and ready for livestock or hobbies.

- **The Shop (30x50):** Every craftsman's dream. This workspace is double-insulated, equipped with water, electricity, and a wood stove. It includes a storage loft and two large security safes that convey with the sale.
 - **The Carriage House:** A charming separate structure with its own kitchen-perfect for a quiet home office, guest studio, or creative hobby space.
 - **The Land:** The immediate acreage features Pony Creek frontage, visible from the sunroom, and has been thoughtfully planted with chestnut, hazelnut, and oak trees, alongside thriving blackberry bushes.
-

Choose Your Horizon: Flexible Purchase Options

Tailor this purchase to fit your vision. Whether you want the pristine 40-acre core or the full expansive ranch, the choice is yours:

- **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.
 - **4. Just Land: 120 Acres (No House) | \$480,000. 120 acres of mainly open pasture.**
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Why Branch, Arkansas?

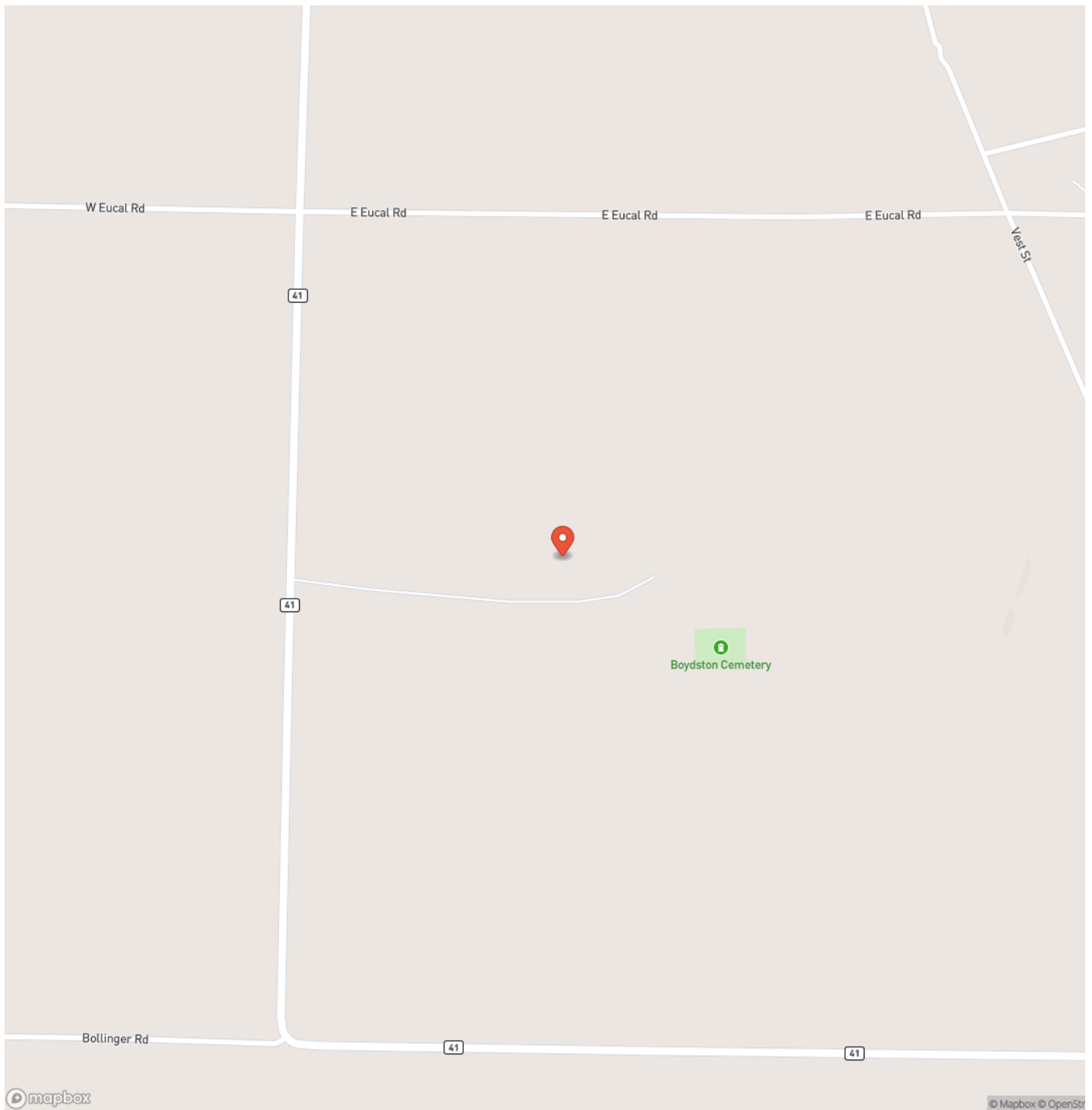
Nestled near the Ozark Mountains, Branch offers a lifestyle defined by freedom and community. Enjoy a long growing season, some of the lowest property taxes in the nation, and easy access to the amenities of Charleston and Fort Smith.

Experience the freedom of life "Off The Pavement." Schedule your private tour today.

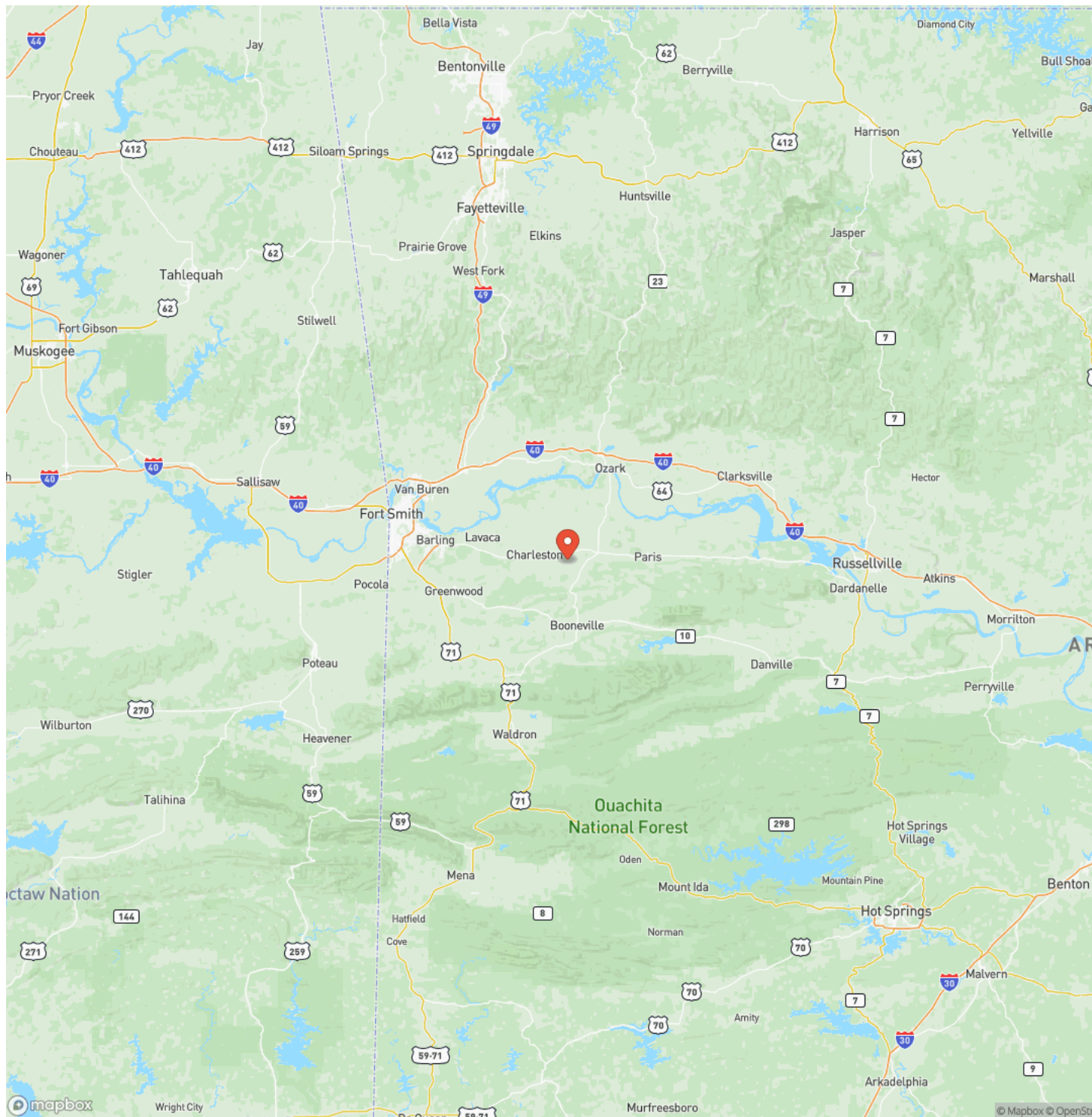
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Locator Map



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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