

**National Forest 40-acre Farm in Chester, AR**  
17900 McCaslin Branch Dr.  
Chester, AR 72934

**\$430,000**  
40± Acres  
Crawford County



## National Forest 40-acre Farm in Chester, AR Chester, AR / Crawford County

### SUMMARY

#### Address

17900 McCaslin Branch Dr.

#### City, State Zip

Chester, AR 72934

#### County

Crawford County

#### Type

Farms, Single Family, Hunting Land

#### Latitude / Longitude

35.694735 / -94.253216

#### Dwelling Square Feet

3,300

#### Bedrooms / Bathrooms

4 / 3

#### Acreage

40

#### Price

\$430,000

#### Property Website

<https://www.mossoakproperties.com/property/national-forest-40-acre-farm-in-chester-ar-/crawford/arkansas/105595/>



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### **PROPERTY DESCRIPTION**

If you are looking for a 40 acre farm and home that is close to both North West Arkansas and the River Valley then this may be your forever place. This property has views of the Ozark Mountains that will never grow old. Chester, AR is a quiet, tight-knit mountain town in Crawford County with a population around 150 people. Nested in the Boston Mountains of the Ozarks, it offers peaceful rural lifestyle while remaining just 30 minutes from the cities of Fort Smith or Fayetteville.

This 3300 +/- sq ft brick home features 4 or 5 bedrooms as well as a finished walk out basement. The property is mostly fenced and includes a 15x30 pole shed, a 30x50 general purpose barn as well as another 12x12 pole shed.

The property shares it's west boundary with the National Forest which extends your recreational activities.

The current owner has raised both horses and cattle on this farm. Contact Mossy Oak Properties Field, Farm and Homes to tour this property today.

Imagine waking up to the tranquility of your own 40-acre farm, nestled directly adjacent to the expansive beauty of the national forest. This unique property in Chester, Arkansas, offers the ultimate blend of peaceful rural living and thrilling outdoor adventure, presenting an exceptional opportunity for those seeking a farm, a family home, or prime hunting land. With a spacious 4-bedroom, 3-bathroom residence, this estate is ready to welcome its new owners to a lifestyle defined by nature and comfort.

### **Location**

Situated in Chester, within Crawford county, Arkansas, this property boasts an enviable position. Its direct adjacency to the national forest provides an unparalleled backdrop, offering endless exploration and a deep connection to nature right at your doorstep. The charm of local living in Chester combines seamlessly with the expansive wilderness, creating a truly unique geographical advantage.

### **Land and terrain**

Spanning 40 acres, the land offers a diverse and captivating landscape. Buyers will appreciate the freedom to shape this substantial acreage to their vision, whether for agricultural pursuits, recreational activities, or simply enjoying the natural surroundings. The varied terrain invites exploration and provides a dynamic environment for a multitude of uses.

### **Improvements and infrastructure**

The property features a comfortable residence with 4/5 bedrooms and 3 full bathrooms, providing ample space for family and guests. This well-appointed home serves as a solid foundation, ready for personal touches and customization to perfectly suit your lifestyle. The existing infrastructure provides a ready-to-enjoy living situation, with opportunities for further enhancements to create your dream rural retreat.

### **Wildlife**

With the national forest as its neighbor, this 40-acre farm is a haven for diverse wildlife and rich forest. The natural setting creates an ideal habitat, offering exceptional opportunities for observing local species and enjoying the serene beauty of the Arkansas landscape. The abundant natural resources enhance the property's appeal for both conservation and recreation.

### **Current and potential use**

This versatile property is perfectly suited for a variety of uses, from a functioning farm to a private hunting retreat or a tranquil single-family residence. Its size and location lend themselves to agricultural endeavors, while the proximity to the national forest makes it prime hunting land. The possibilities are vast, allowing new owners to fulfill their aspirations for a rural lifestyle.

Contact us today to learn more or to schedule a visit to this exceptional national forest farm.

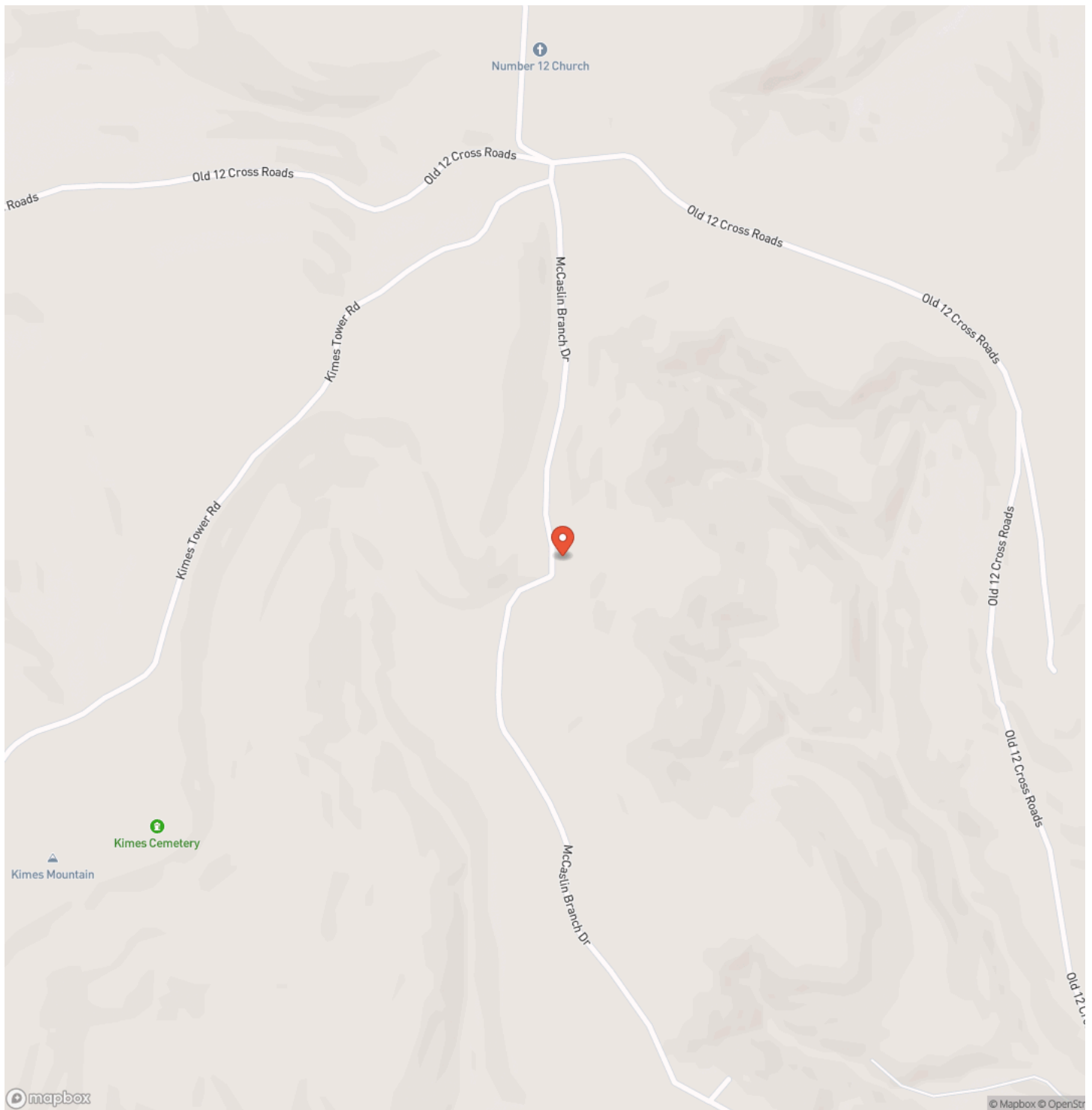




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Chester, AR / Crawford County

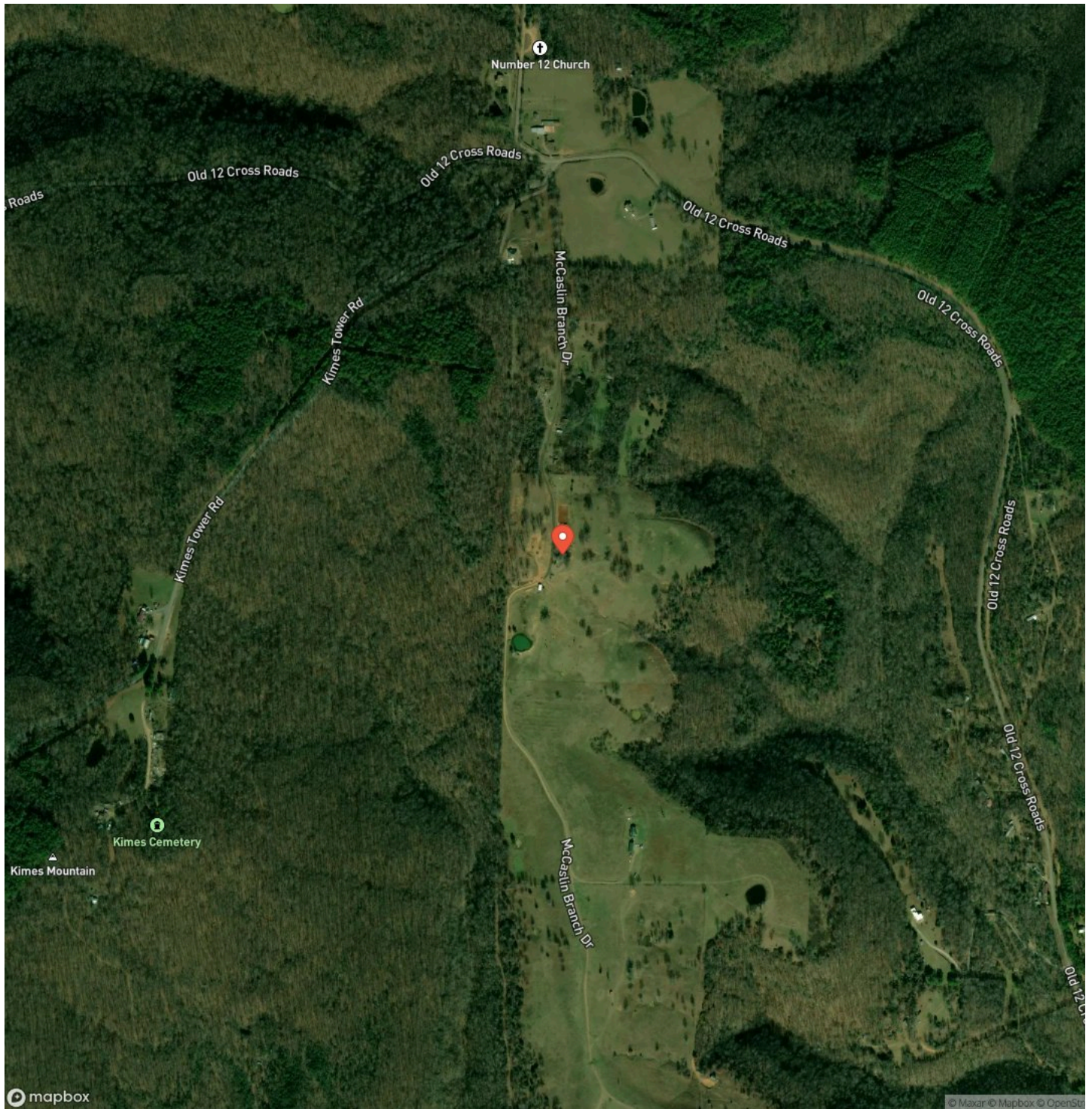


## Locator Map





## Satellite Map







## **DISCLAIMERS**

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