

Branch 197  
14424 S Hwy 41  
Branch, AR 72928

**\$1,400,000**  
197± Acres  
Franklin County



**Branch 197**  
**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**

35.282025 / -93.948216

**Dwelling Square Feet**

2,802

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

197

**Price**

\$1,400,000

**Property Website**

<https://www.mossoakproperties.com/property/branch-197/franklin/arkansas/101345/>



## **PROPERTY DESCRIPTION**

### **197-Acre Ranch & Custom Estate | 14424 S Highway 41, Branch, AR**

Experience the pinnacle of Arkansas ranch living at this expansive **197-acre estate**. Designed for self-sufficiency, luxury, and a deep connection to nature, this property is a rare find in the scenic River Valley. Whether you're looking to operate a working farm or escape to a private wildlife haven, this custom estate delivers on every front.

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### **The Residence: Custom Luxury & Modern Resilience**

This **2,802 sq. ft. custom brick-and-vinyl home** is engineered for comfort and peace of mind. Every detail reflects high-end craftsmanship and smart home management in this 4-bedroom, 2 1/2-bath home.

- **Climate & Air Quality:** Stay comfortable year-round with a **3-zone HVAC system** featuring an integrated **home air purifier**.
  - **Off-Grid Readiness:** An **entire-home generator** with its own dedicated propane tank ensures you're never without power. A **tankless hot water heater** provides endless comfort.
  - **Interior Elegance:** The grand entry features a stone walk and **10-foot ceilings** (9-foot throughout the rest of the home). Enjoy the sophisticated touch of **crown molding** in the living, kitchen, and dining areas.
  - **Gourmet Kitchen:** Equipped with **KitchenAid appliances**, a custom **Dacor propane cooktop**, granite countertops, and sleek **soft-close drawers**.
  - **Primary Suite:** A massive master retreat featuring a **walk-in closet** and a spa-like bathroom with a **luxurious soaking tub** and custom tiled shower.
  - **Utility & Storage:** The oversized laundry room includes a sink and a second refrigerator for maximum convenience.
  - Beautiful rock fireplace conveniently equipped with propane starter.
  - H2O security with a well on the property for an extra water source. The well is not currently equipped with a pump and will need one to make it beneficial for use.
  - A diesel tank will remain on the property to assist with extended machinery use.
  - Security is covered with the ADT Home Security system that also comes with the property.
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### **Extensive Infrastructure & Outbuildings**

This is more than just a home; it is a fully realized homestead.

- **The Shop (30x50):** A craftsman's dream. **Double insulated**, equipped with water and electricity, and a **wood stove** for winter projects. It includes a storage loft accessed by an integrated ladder and **two large security safes** that convey with the sale.
  - **The Carriage House:** A charming separate structure with its own kitchen—ideal for a quiet home office, guest studio, or hobby space.
  - **Garage:** Attached 2-car garage with an asphalt driveway for clean, easy access.
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### **The Land: A Self-Sustaining Paradise**

The **197 acres** are a masterpiece of land management and natural beauty.

- **Wildlife Haven:** The current owners have thoughtfully planted **chestnut, hazelnut, and oak trees**, along with **blackberry bushes** creating a thriving ecosystem for local wildlife.
- **Pony Creek:** Enjoy serene views of the creek from your **sunroom**, providing a permanent natural water source for the land.
- **Fencing:** The entire perimeter is fenced. The main **40-acre homesite parcel is cross-fenced**, making it ready for immediate livestock rotation.

## Why Live in Branch, Arkansas?

Living on this farm in Branch offers a lifestyle defined by **freedom, community, and lower costs**.

- **The Best of the River Valley:** Nestled near the Ozark Mountains, you'll enjoy a mild climate and a long growing season (approx. 200 frost-free days) perfect for gardening or ranching.
- **Rural Freedom, Local Convenience:** Experience the "small-town charm" of Logan County, where you are far from the city noise but only a short drive to the amenities of Charleston and Fort Smith.
- **Financial Benefits:** Arkansas boasts some of the **lowest property taxes and cost of living** in the nation, allowing you to invest more into your land and your legacy.
- **Outdoor Recreation:** You are in a premier corridor for hunting, fishing, and exploring the natural landscapes that make the Natural State famous.

## Property Overview

- **Acreage:** 197 Total (40-Acre Main Parcel Cross-Fenced)
- **Home:** 4 Bed | 2.5 Bath | 2-Car Garage | Built 2018
- **Water:** Pony Creek Frontage | Tankless Hot Water
- **Security:** Full-Home Generator | Dedicated Propane | 2 Security Safes
- **Workspaces:** 30x50 Insulated Shop | Separate Carriage House Office

Experience the freedom of life "Off The Pavement."

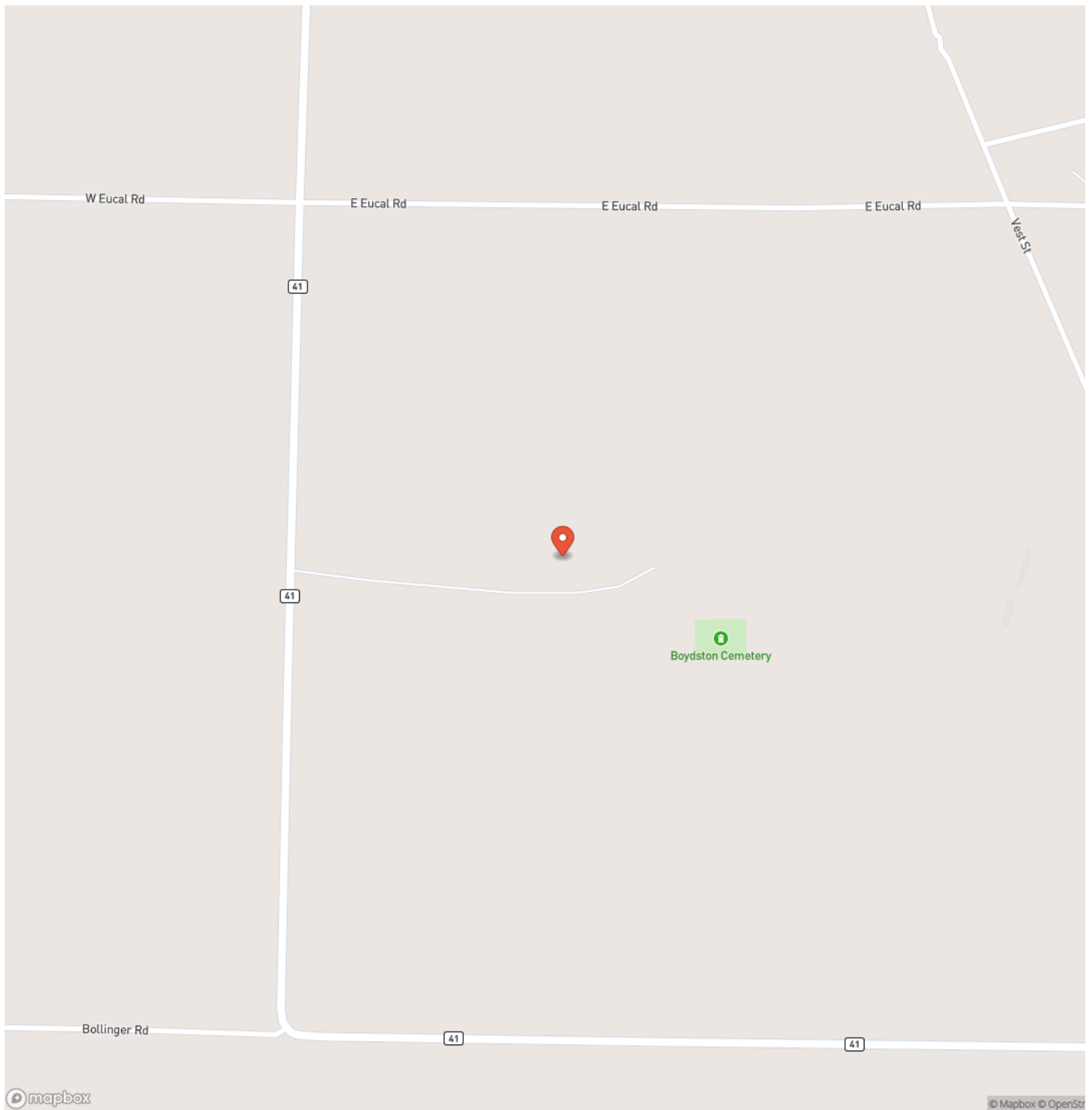
Flexible Purchase Options:

- **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.

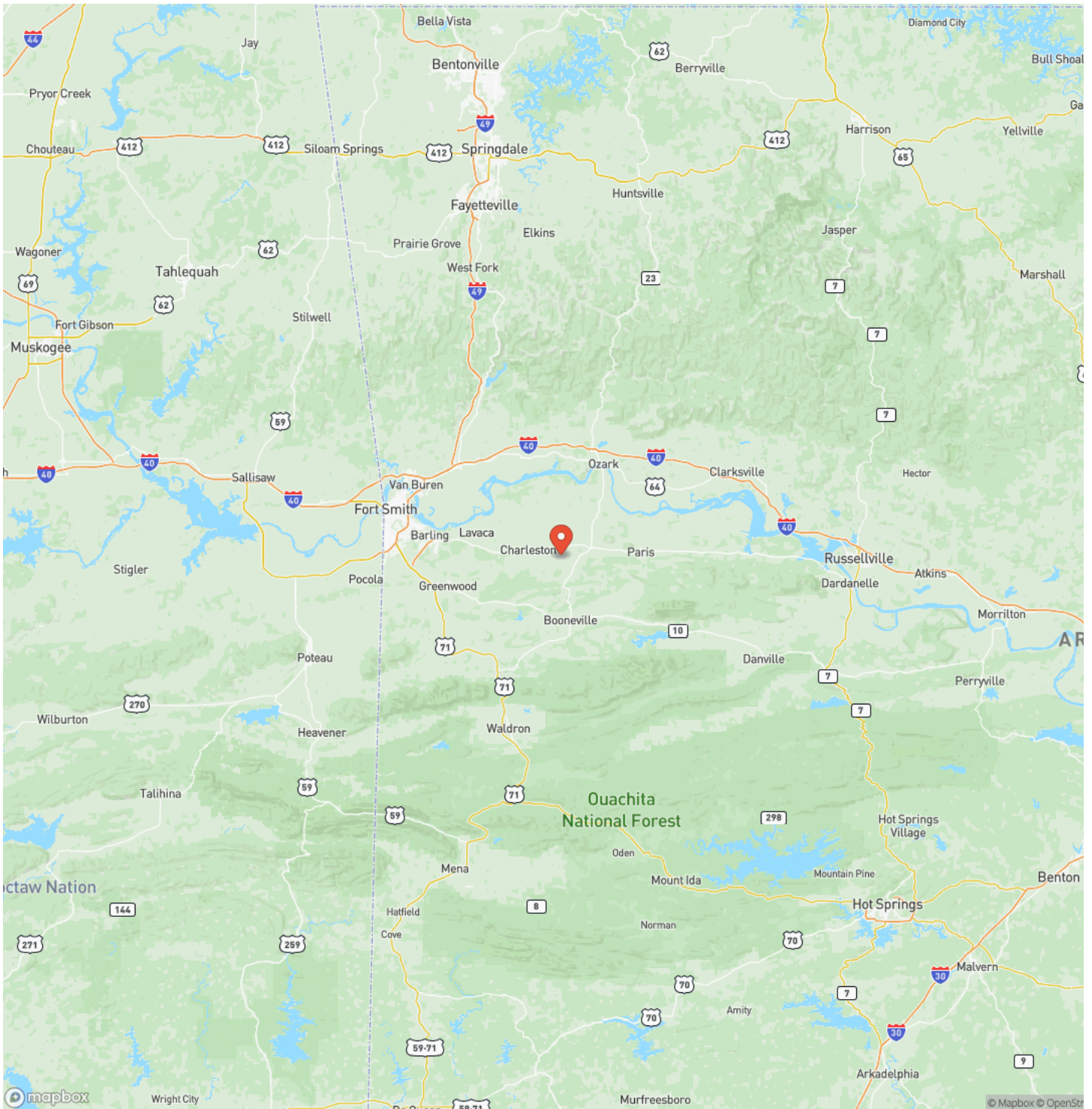
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# Locator Map



# 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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