



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

28170 WALNUT ROAD

196.72± ACRES WITH A HOME
WALDRON | SCOTT COUNTY, AR
\$1,750,000



OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE SCOTT 196.72

PROPERTY PROFILE

LOCATION:

- 28170 Walnut Road
Waldron, AR 72958
- Scott County
- Borders the Ouachita National Forest
- 1± Mile as the Crow Flies
to Poteau Mountain
- 1.4± Miles NE of Bates
- 13± Miles N of Hinkle Lake
- 14± Miles E of Heavener
Runestone State Park (OK)
- 16± Miles W of Waldron
- 19± Miles to Waldron Livestock Auction
- 27± Miles E of the LeFlore
County Livestock Auction (OK)
- 57± Miles S of the
Fort Smith Regional Airport
- 207± Miles S of the
Joplin Regional Stockyards (MO)
- 254± Miles NE of Dallas, TX

COORDINATES:

- 34.91366, -94.37654

PROPERTY USE:

- Primary Residence
- Operational Ranch/Farm
- Hunting & Fishing
- Legacy Ranch Property

TAX INFORMATION:

- 108405001 - \$53.17
- 108405000 - \$878.26
- 108409000 - \$62.05
- 108457000 - \$124.34



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LUKE ALSTON, ALC

EXECUTIVE BROKER

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5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

THE SCOTT 196.72

PROPERTY PROFILE

PROPERTY INFORMATION:

- 196.72± Total Acres
- 3,500± SqFt 3-Story Brick Home
 - 5 Bedrooms/2.5 Baths
 - Corian Countertops
 - All Wood White Poplar Cabinets
 - Glass Crepe Myrtle Embossed Cabinet Doors
 - Glazed Brazilian Tile Floors
 - Crown Moulding
 - 10' Vaulted Ceilings
 - Hand-Painted Tile Backsplash
 - JennAir Cooktop with Indoor Griddle
 - Walk-In Pantry
 - Fireplace Xtrordinair with Fans and Thermostat Control
 - Floor to Ceiling Brick Hearth
 - Formal and Informal Living and Dining Spaces
 - Spacious Laundry Room
 - Oversized 2-Car Garage with Storage
 - 2 Hot Water Heaters
 - Imported Glazed Tile Sinks
- Perennial Landscaping
- Rural Water Provides Main Source of Water to Residence
- 210' Well
- 3,500± Gallons of Water Storage with a Sand Filter
- Fenced and Cross-Fenced Pasture
- Barn and Corral with Water & Electricity
- 6 Ponds
- Mountain Views



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WELCOME TO THE SCOTT 196.72

WELCOME TO A RARE OPPORTUNITY TO OWN NEARLY 200 CONTIGUOUS ACRES IN WESTERN ARKANSAS. A timeless three-story home sits amongst the rural charm of the Arkansas countryside, tucked along the boundary of the Ouachita National Forest and located in the lush countryside of Scott County, in the community of Bates. Waldron, where the nearest postal service is found, is just 16 miles to the east, and Heavener, Oklahoma, is 14 miles west of this remarkable 196± acre property. The Scott 196 is more than a home—it's a legacy waiting to be lived and passed down for generations.

As you approach via the partially paved drive, crossing fields of grazing-ready pasture, a stately three-story brick home reveals itself. Built in 1999 with lasting craftsmanship and attention to detail, the residence overlooks rolling pastures, tranquil ponds, and expansive skies and stands as the heart of the land.

Inside, 10-foot ceilings, Brazilian glazed tile floors, and classic crown molding set a tone of traditional and formal sophistication. The main living room features vaulted ceilings and a dramatic floor-to-ceiling fireplace with an Xtordinaire 36" log insert, thermostatically controlled for year-round comfort. French doors open to a concrete back porch, where a safe room lies tucked beneath that can be used for sitting out storms or as a root cellar. Just beyond the end of the home, there is an existing garden with plenty of room to expand and grow vegetables, flowers, or your own orchard. The flower gardens expand all around with flowering perennials and fruit trees.



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MORE ABOUT THE SCOTT 196.72

You'll enter the home by way of a landscaped walkway to a grand entrance flanked by a casual seating area overlooking landscaped gardens and views of the beautiful surroundings.

Inside the home, the kitchen was designed with both beauty and the chef in mind. Corian countertops provide a stylish design and longevity. White poplar cabinetry with crepe myrtle-embossed glass doors and a raised embossed backsplash in the kitchen and informal dining rooms nods to the attention to detail throughout the home. A JennAir cooktop with an indoor griddle is located centrally in the island, allowing the cook to engage with guests while preparing meals. Double ovens, Kohler Artists Edition victorian style sinks, and a custom-built china cabinet and coffee bar area are all well-thought-out amenities. A breakfast bar and dining nook, with views of the pastures and countryside, offer a framed view of the outdoors—the perfect pairing with morning coffee. A walk-in pantry, dedicated laundry room, and oversized two-car garage give space for plentiful storage and organization, allowing the rest of the home to be a showcase.

The formal dining room features custom wallpaper and a bespoke area rug; entertain or host large gatherings in style. The formal living area, just inside the main entrance, offers a cozy space to read or visit by an Amish electric fireplace. Throughout the home, details like can lights, solid-core doors, ceiling medallions, and stained-glass accents create an atmosphere of refinement. So much thought and detail has gone into the construction of this home; the selection of higher-end and more durable finishes and materials gives you peace of mind that this legacy home will serve future generations.



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MORE ABOUT THE SCOTT 196.72

The primary suite on the main floor is a true retreat, complete with French doors to the patio, dual walk-in closets, and a luxurious ensuite bath featuring an ornate clawfoot tub, stand-up shower, double vanities, and a private water closet.

The second floor offers three spacious bedrooms, some with built-in bookcases and extended room size for guests or family to have sitting areas within the private space. Each of the rooms has walk-in closets. A poured concrete floor system, finished with gypcrete and tile over plywood decking between floors, provides added strength and soundproofing. The 2nd-story bathroom offers a pedestal sink, toilet, and stand-up shower. The custom wooden staircase leads to two additional rooms on the third level. An extra-spacious private area with an elegant stained glass window and large picture windows above a seating alcove overlooks the fields. An additional room serves as a versatile bonus space perfect for a playroom, office, or storage.

There are details in the design and build of this stately home that cannot be seen. Built with 2x12 floor joists and $\frac{5}{8}$ " sheetrock, 2x6 walls, solid core doors, and additional fireproofing materials, the story of this home can be handed down for generations to come. Extra attention to detail and building material choices shows the care that went into providing a home that will hold up to multiple generations.



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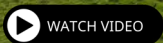
MORE ABOUT THE SCOTT 196.72

Outdoors, the property is fully fenced and cross-fenced for rotational grazing and features six ponds, a 60x40 barn with headgates, a shed, and two wells. Home is serviced by rural water provided by Jack Fork Rural Water Association with a 210' well and 3500 gallons of water storage for backup. There are wild hibiscus lining the driveway and a grove of wild orange trees in the nearby treeline.

With borders shared with the Ouachita National Forest, you extend your outdoor living and adventures beyond the 196± acres. Fenced and cross-fenced pastures produce annual hay crops for your livestock or for income. The barn and working corral have water and electricity and provide infrastructure for livestock endeavors or storage for equipment. Wildlife is abundant, and mixed pine and hardwood timber stands create the ideal habitat for deer and turkey on the land and beyond in the forest. With six ponds and everything else the land provides, wildlife and livestock have adequate food, water, and shelter.

Large tracts of contiguous acreage are rarely found in Western Arkansas, and this property allows you to live, ranch, hunt, and create a legacy on your private land. Whether you envision a fully operational cattle ranch, a multi-generational estate, or a secluded country retreat, this one-of-a-kind property delivers. With direct access to the Ouachita National Forest and views of Poteau Mountain and beyond, this is the kind of place where legacy begins.

**Contact Luke Alston and schedule a private tour today—
your dream ranch in the heart of Arkansas awaits.**



CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO



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ABOUT THE AREA

Bates, Arkansas, holds the history of the famous outlaw, Belle Starr. Born Myra Maybelle Shirley Reed, Belle was an American outlaw and a legend in dime novels, first appearing in 1889. Known as the “Bandit Queen,” she was associated with the James–Younger Gang. After her violent death in 1889, she was buried in Bates, where her story has been immortalized in various media, including films and television.



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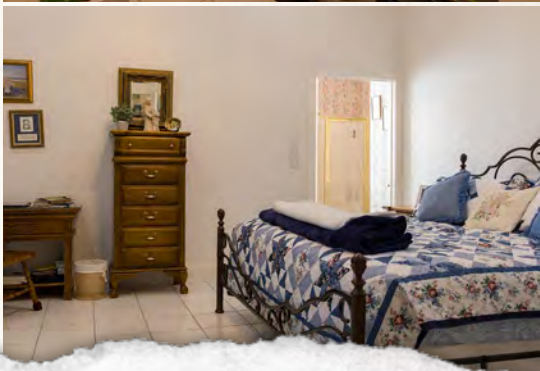
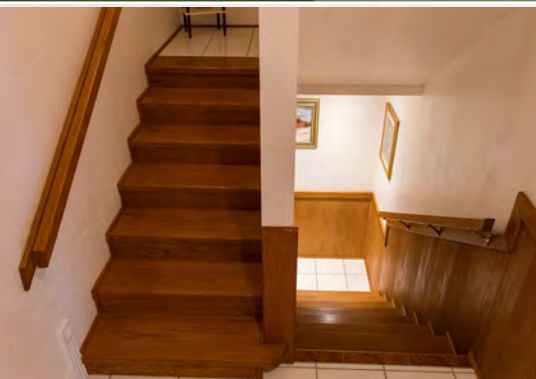
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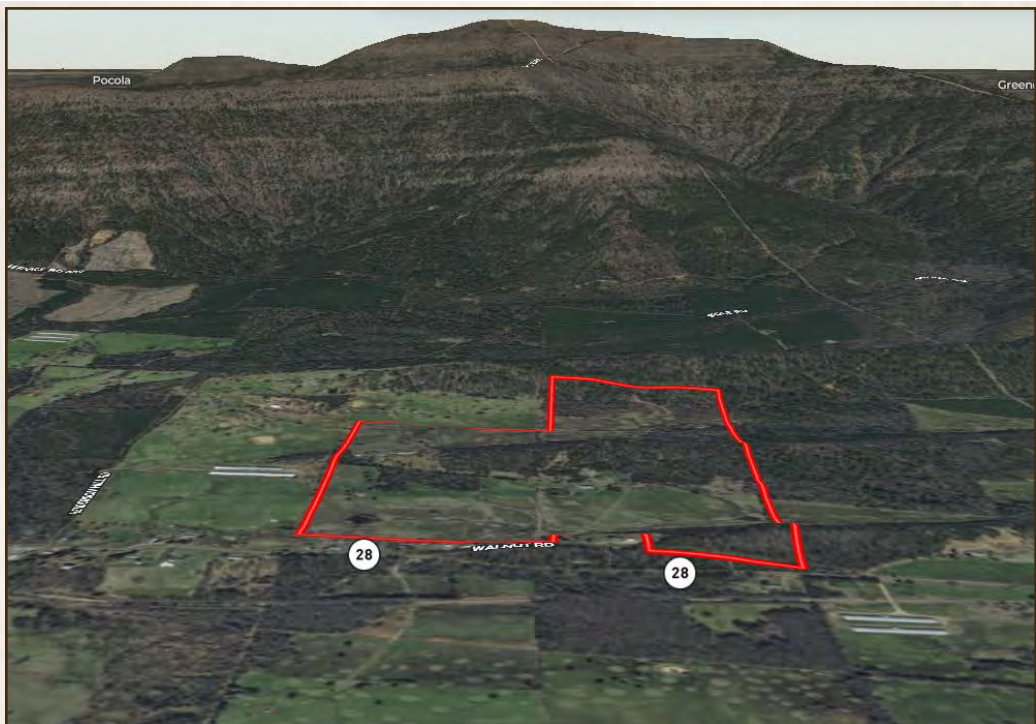
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land id. LINK



Directions From Waldron, AR:
Travel 3.2 miles north on Hwy 71.
Turn left on Hwy 28 West and proceed
15.8 miles. Turn right on Walnut Road
and then make a sharp right turn to
enter the long gravel driveway which
leads to the residence.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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