

Uniontown 105
6245 Rainwater Rd
Uniontown, AR 72955

\$887,208
105.62± Acres
Crawford County



Uniontown 105
Uniontown, AR / Crawford County

SUMMARY

Address

6245 Rainwater Rd

City, State Zip

Uniontown, AR 72955

County

Crawford County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

35.638775 / -94.458957

Acreage

105.62

Price

\$887,208

Property Website

<https://www.mossoakproperties.com/property/uniontown-105/crawford/arkansas/100498/>



PROPERTY DESCRIPTION

Land for sale, Uniontown Arkansas | 6245 Rainwater Rd, Uniontown, AR

Discover the perfect blend of agricultural productivity, outdoor recreation, and historic charm at 6245 Rainwater Rd. Nestled in the heart of the Ozark foothills, this unique property offers a rare opportunity to own a piece of the legendary Arkansas landscape. Whether you are seeking a premier hunting tract, a productive homestead, or a peaceful escape, this Uniontown gem delivers. Electricity has been run to the property, and power poles are in place for immediate tie-in. City water is also available at the road.

The Land & Lee Creek Border

This property boasts significant frontage along the beautiful Lee Creek, a waterway designated by the state as an Extraordinary Resource Waterway.

- Lee Creek: Known for its crystal-clear "Creme de Menthe" colored water and dramatic rock formations, the creek serves as a stunning natural border. It offers seasonal opportunities for kayaking, fishing, and exploring ancient fossils in the limestone beds.
- The Terrain: The land transitions from lush, level creek bottoms to rolling elevations, providing diverse habitats and breathtaking views of the surrounding Crawford County hills.

The Value of the Hay Meadow

One of the property's strongest assets is its expansive hay meadow.

- Agricultural Income: The fertile soils along the creek bottom produce high-quality forage, making it an ideal setup for livestock or for selling hay crops to local markets. A lot of the fence is in place, but it will need repair. The property was previously utilized for cattle farming and a lot of the fencing is in place. The entire perimeter will need to be inspected and fixed with areas being currently down.
- Sustainability: Beyond production, the meadow acts as a vital transition zone for wildlife, offering "edge habitat" that draws in game from the timbered areas of the property.

Premier Arkansas Hunting

Located near the Lee Creek Wildlife Management Area, this property is a hunter's paradise.

- Abundant Game: The combination of the creek's water source, the hay meadow's forage, and dense timber provides the perfect ecosystem for Whitetail Deer, Eastern Wild Turkey, and Black Bear.
- Private Access: Should you decide to build, you will enjoy the luxury of walking out your back door to your own private stand, with the added benefit of being situated in a region known for producing trophy-class bucks and robust small game populations.

History & Local Attractions

Uniontown is steeped in the rich history of the Arkansas-Oklahoma borderlands.

- Historic Roots: First settled in the 1840s, the area served as a vital gateway for travelers heading into Indian Territory. The nearby Slack-Comstock-Marshall Farm is listed on the National Register of Historic Places, echoing the community's deep agricultural heritage.
- Area Attractions: * Devil's Den State Park: Just a short drive away, offering world-class hiking, mountain biking, and camping.
- Natural Dam: A famous local landmark where a natural rock wall creates a stunning waterfall across Lee Creek.
- Van Buren & Fort Smith: Enjoy the convenience of being close to historic downtown Van Buren's shopping and the urban amenities of Fort Smith, while maintaining total rural privacy.



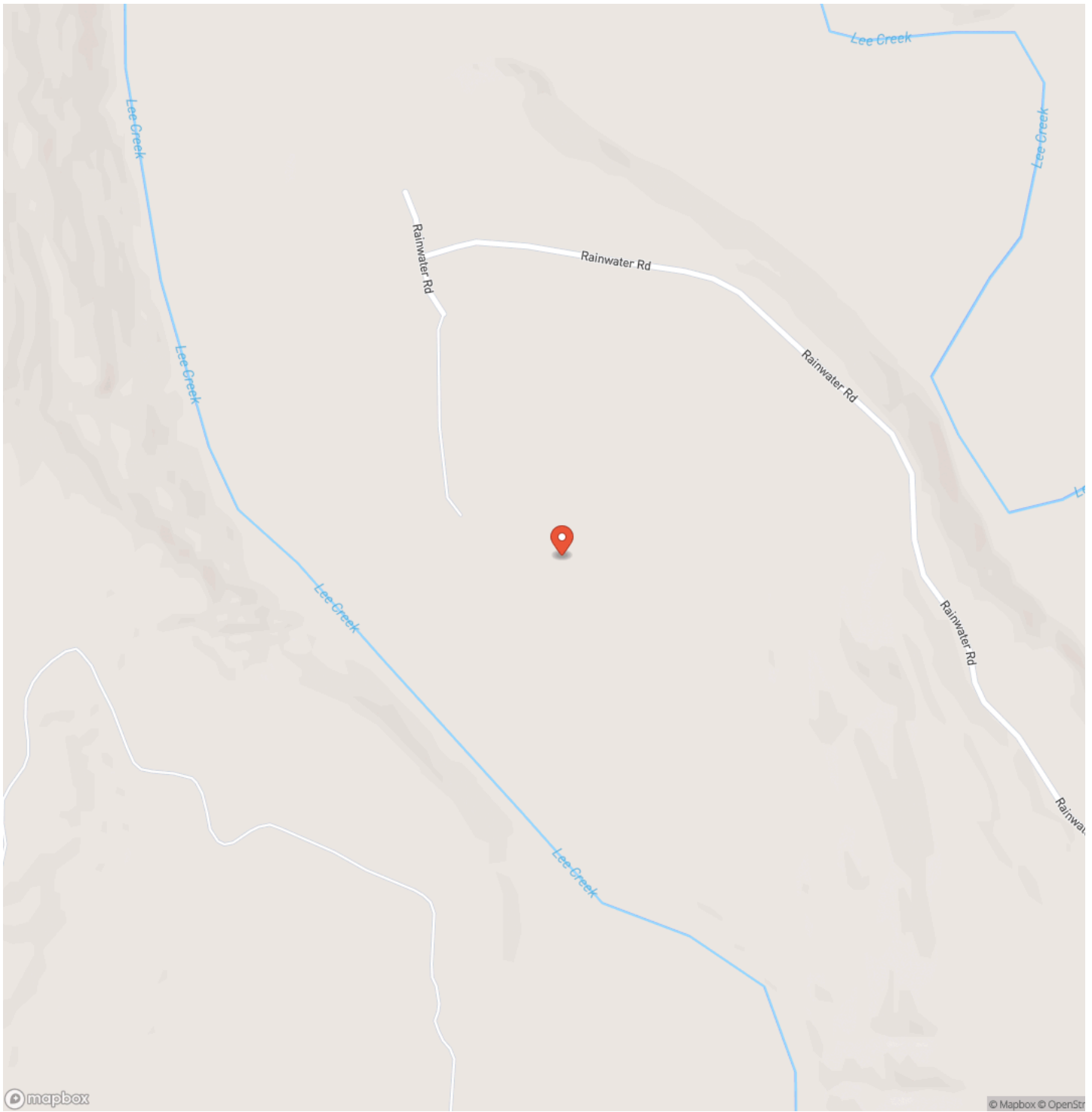
Experience the quiet beauty and rugged potential of Uniontown



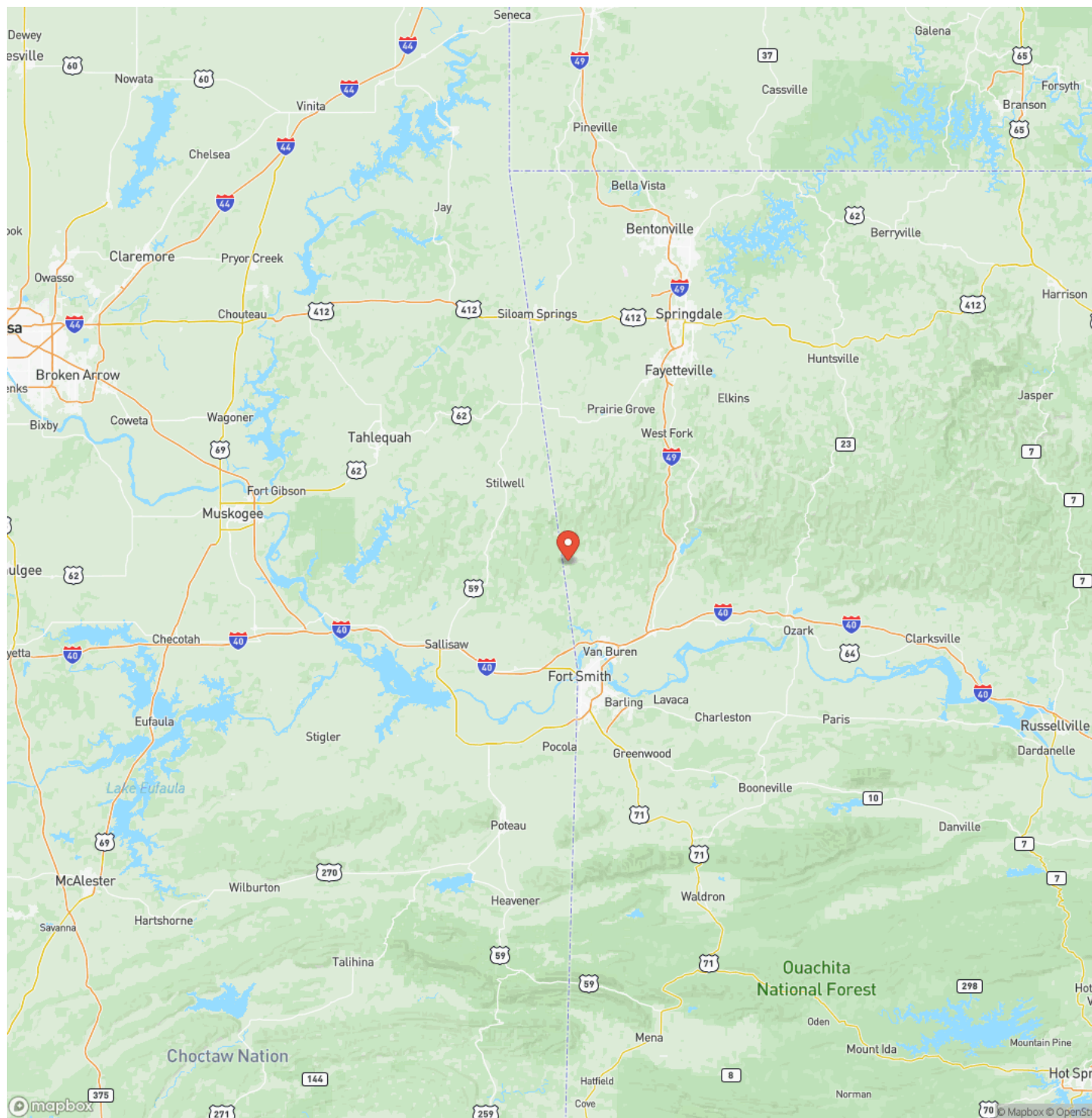
Uniontown 105
Uniontown, AR / Crawford County



Locator Map



Locator Map



Satellite Map



Uniontown 105
Uniontown, AR / Crawford County

LISTING REPRESENTATIVE

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NOTES



DISCLAIMERS

Some photographs may contain areas outside the listed property. For reference only.



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