

**Charleston 40**  
8979 Grand Prairie Rd  
Charleston, AR 72933

**\$359,000**  
40.64± Acres  
Franklin County



**Charleston 40**  
**Charleston, AR / Franklin County**

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**SUMMARY**

**Address**

8979 Grand Prairie Rd null

**City, State Zip**

Charleston, AR 72933

**County**

Franklin County

**Type**

Farms

**Latitude / Longitude**

35.367219 / -93.996725

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

40.64

**Price**

\$359,000

**Property Website**

<https://www.mossyoakproperties.com/property/charleston-40/franklin/arkansas/89827/>



## **PROPERTY DESCRIPTION**

### **HOME AND 40 +/- ACRES! \$359,000**

Escape to the tranquility of Charleston, Arkansas, where a remarkable 40.64-acre farm awaits its next steward. This unique property, featuring a stylish two-bedroom, one-bath barndominium built in 2021, offers the perfect blend of rural charm and modern comfort. Imagine waking up to serene pasture views, with ample space for livestock, recreational pursuits, or future development. No poultry farms.

### **Location**

Nestled in Franklin County, this property enjoys the peaceful atmosphere of Charleston, Arkansas. The local community is served by the Charleston school district, providing educational opportunities within a close-knit setting. Its prime location offers both seclusion and convenient access to local amenities, striking an ideal balance for country living.

### **Land and terrain**

The sprawling 40.64 acres are primarily comprised of grassed pastures, currently utilized for hay production and livestock. This open terrain provides a versatile canvas for various agricultural endeavors, offering excellent grazing opportunities for cattle or horses. The gentle topography invites a multitude of uses, from cultivating crops to creating expansive recreational areas.

### **Improvements and infrastructure**

A charming 2021 barndominium stands as the centerpiece of this property, boasting a modern metal siding exterior and a durable metal roof. This single-story dwelling features two bedrooms and one full bath, all resting on a solid slab foundation with concrete flooring throughout. The home is equipped with central heating and air conditioning, ensuring year-round comfort. The architecture offers a contemporary aesthetic with the practicality suited for rural living.

### **Water and utilities**

The property benefits from a reliable well water source, ensuring a consistent supply for both the residence and any agricultural needs. Essential utilities such as electricity and water are already connected, providing immediate functionality for the barndominium. The infrastructure is in place to support comfortable living and various farm operations.

### **Wildlife and vegetation**

The land's lush, grassed vegetation creates an inviting habitat for a variety of wildlife. Enthusiasts will appreciate the presence of dove, quail, and whitetail deer, making it an excellent locale for hunting or simply observing nature. The expansive pastures are ideal for grazing animals and contribute to the property's scenic beauty.

### **Current and potential use**

Currently thriving as pastureland, this property is ripe with potential. It's an ideal setting for cattle or horses, with existing pasture amenities. Beyond agricultural pursuits, the acreage offers significant opportunities for development, making it a sound investment. Recreationally, the land is perfect for hunting and fishing, providing ample outdoor enjoyment.

### **Access and easements**

Access to the property is readily available via a county road, ensuring convenient entry and exit. This established road frontage simplifies transportation for both personal use and farm operations, connecting the property seamlessly to the surrounding area.

Distance To:

City of Lavaca - Approximately 12 miles

City of Charleston - Approximately 7.2 miles

Mercy Hospital (Fort Smith) - Approximately 23 miles

Fort Smith Regional Airport - Approximately 23 miles

Fayetteville - Approximately 80 miles

Little Rock - Approximately 136 miles

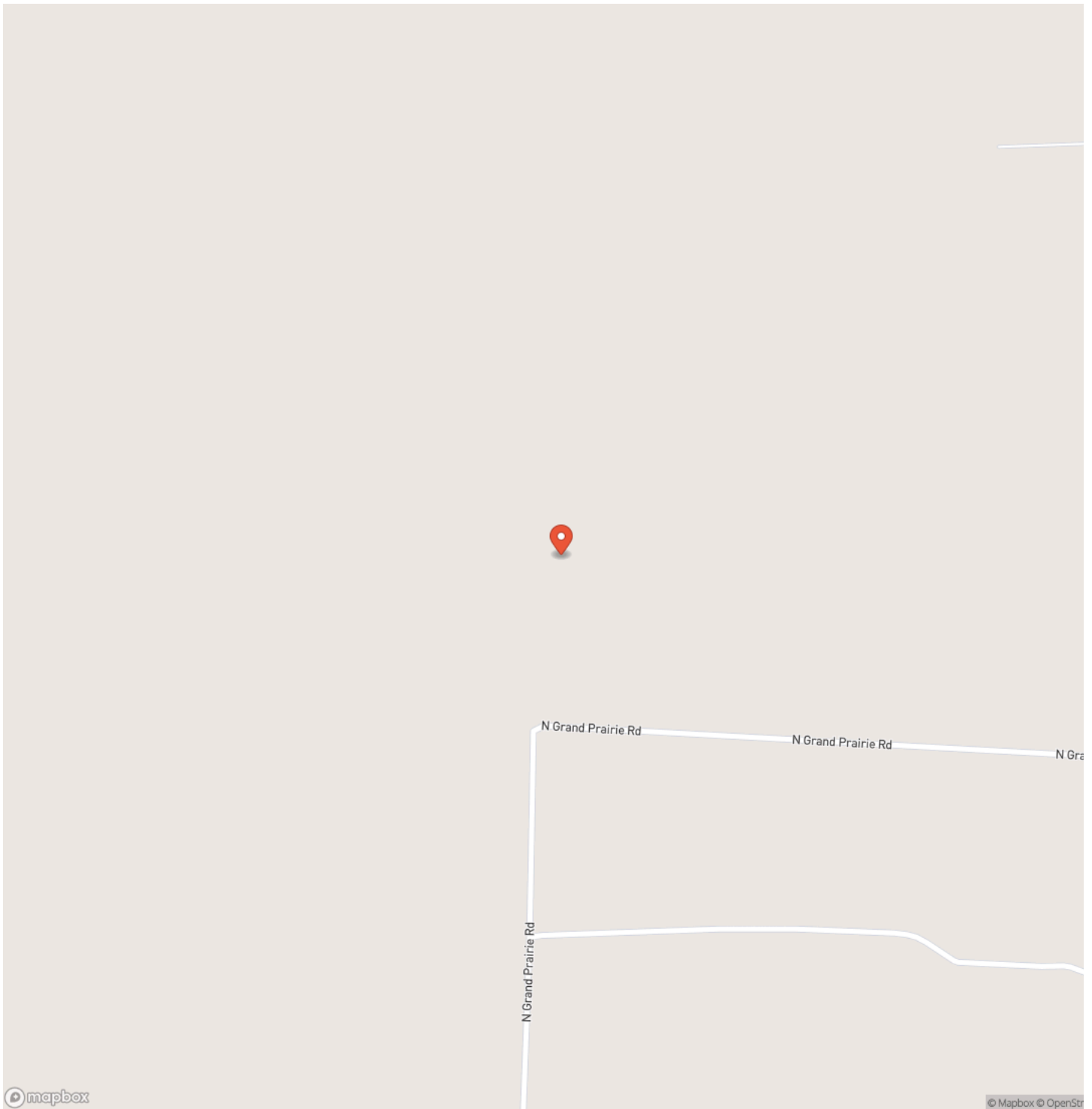




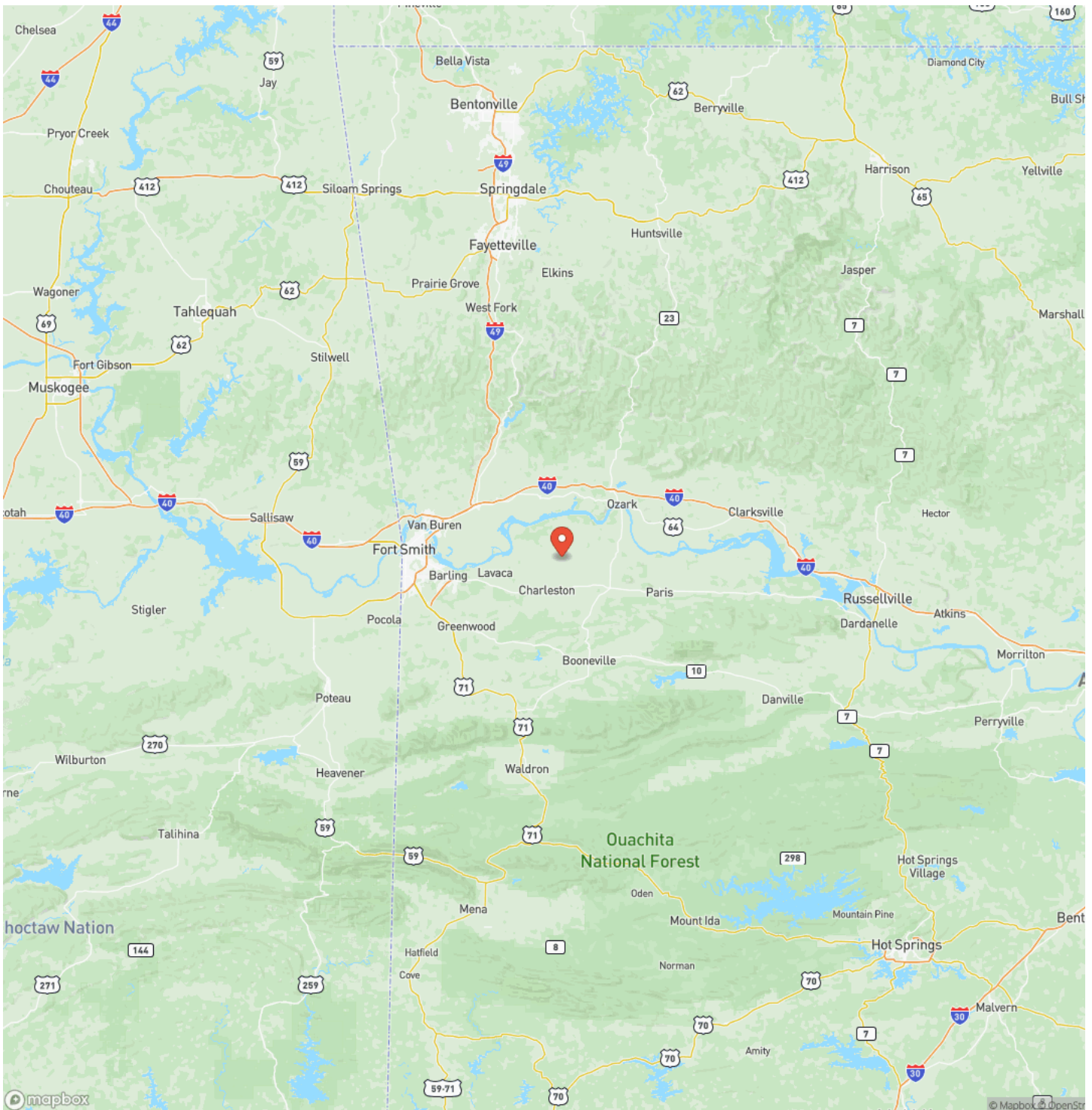
Charleston 40  
Charleston, AR / Franklin County



## Locator Map



## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Will Dawson

## Mobile

(479) 597-0333

## Office

(479) 480-7000

## Email

wdawson@mossyoakproperties.com

**Address**

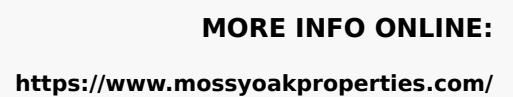
1200 Fort Street

## City / State / Zip

Barling, AR 72926

## NOTES

[illegible]

[illegible]

## **DISCLAIMERS**

Pictures of the property contained within may contain areas outside of the listed property. Areas outside of the listed area are for reference only and not included in the purchase.



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**Mossy Oak Properties Field, Farm, and Homes**

**1200 Fort Street**

**Barling, AR 72923**

**(479) 480-7000**

**<https://www.mossyoakproperties.com/>**

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