

**Charleston 142**  
8979 Grand Prairie Rd  
Charleston, AR 72933

**\$675,000**  
142.920± Acres  
Franklin County



**Charleston 142**  
**Charleston, AR / Franklin County**

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**SUMMARY**

**Address**

8979 Grand Prairie Rd

**City, State Zip**

Charleston, AR 72933

**County**

Franklin County

**Type**

Farms

**Latitude / Longitude**

35.367219 / -93.996725

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

142.920

**Price**

\$675,000

**Property Website**

<https://www.mossyoakproperties.com/property/charleston-142-franklin-arkansas/89827/>



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**PROPERTY DESCRIPTION**

**Price Reduction** from \$720,000 to \$699,999!

Discover the serenity of country living on this stunning 142-acre property. This expansive estate features rolling pastureland complemented by wooded areas teeming with wildlife, offering exceptional hunting opportunities. A productive 35-40-acre hay pasture, well-equipped cattle working pens, a convenient feed bin, and a practical lean-to enhance the property's functionality. Enjoy the tranquility of two ponds, a flowing wet weather creek, and meticulously maintained fences with cross-fencing. Water is run to the pastures in two separate locations. A feed bin is on the property to store feed for your herd. A diesel tank is also located in proximity to the feed bin to fuel up your farm equipment.

The property boasts a charming 2,000 sq ft shop house, also known as a barndo, complete with a 12 ft lean-to. Inside, you'll find a comfortable 2-bedroom, 1-bath living space with a dedicated laundry room. The open floor plan showcases polished concrete floors and a gorgeous, rustic kitchen, featuring a tin backsplash, butcher-block-style counters, and elegantly antiques white cabinets. The concrete floors are easy to maintain and gleam with minimal effort. The spacious open area is perfect for family gatherings and entertaining. A pellet stove provides efficient heating, while central AC/heat ensures year-round comfort. This property is a perfect blend of functionality and rustic charm! A well on the property provides the water.

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

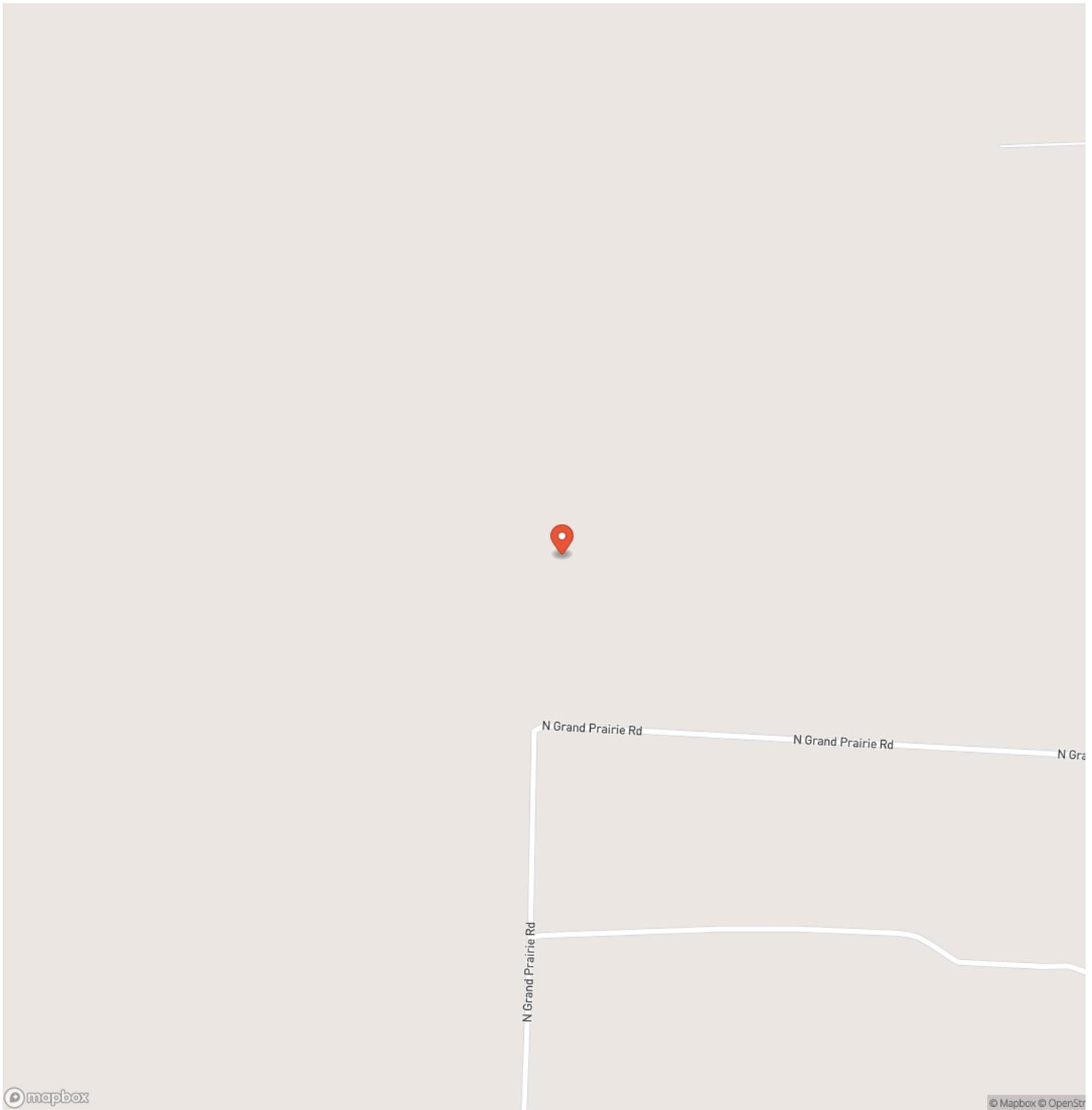
Fayetteville - Approximately 80 miles

Little Rock - Approximately 136 miles

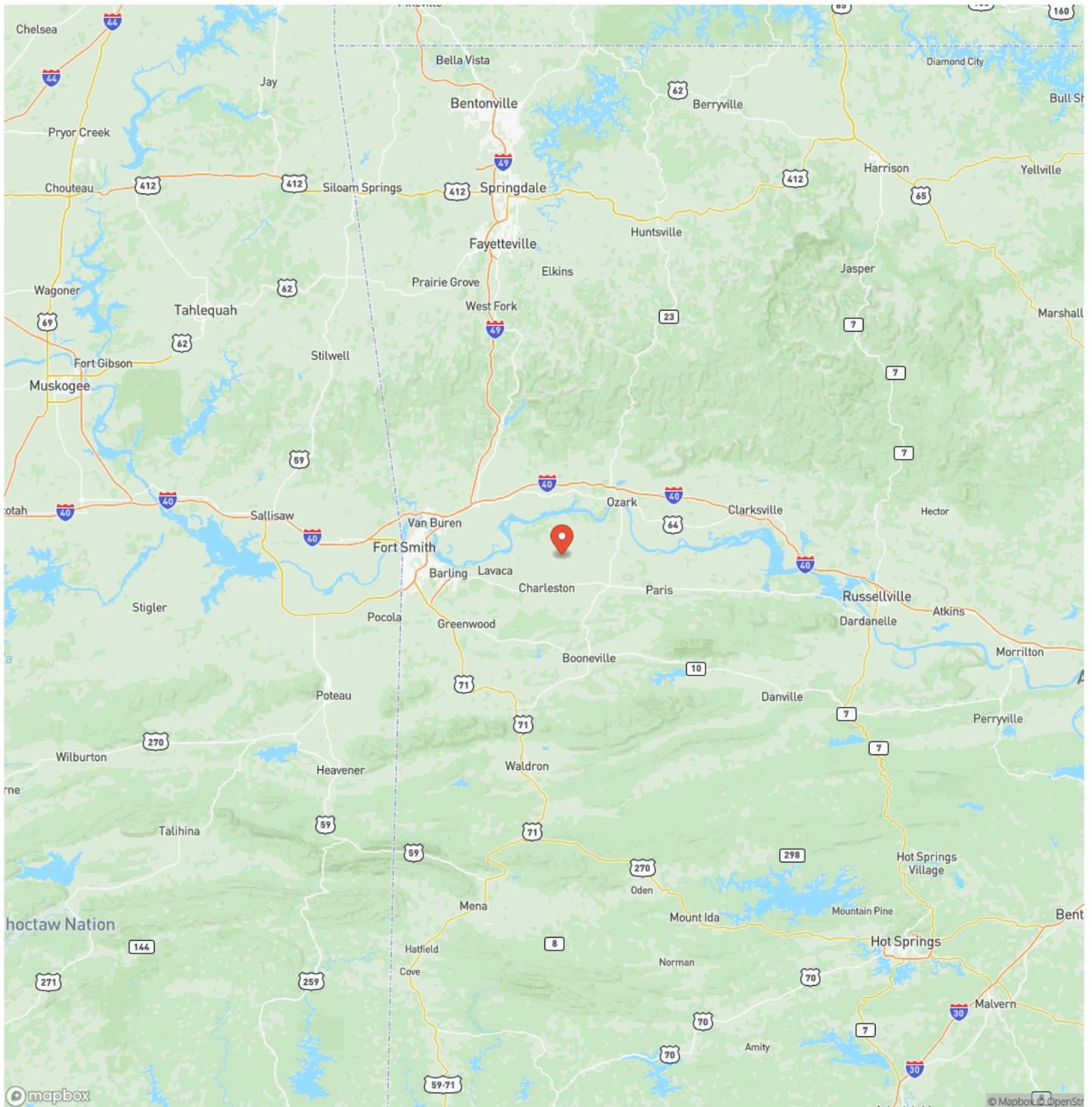
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## Locator Map



# Locator Map



## Satellite Map







**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  
, AZ 72923  
(479) 480-7000  
[moparkansasland.com](http://moparkansasland.com)

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