

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

**\$720,000**  
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**

\$720,000

**Property Website**

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



**PROPERTY DESCRIPTION**

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

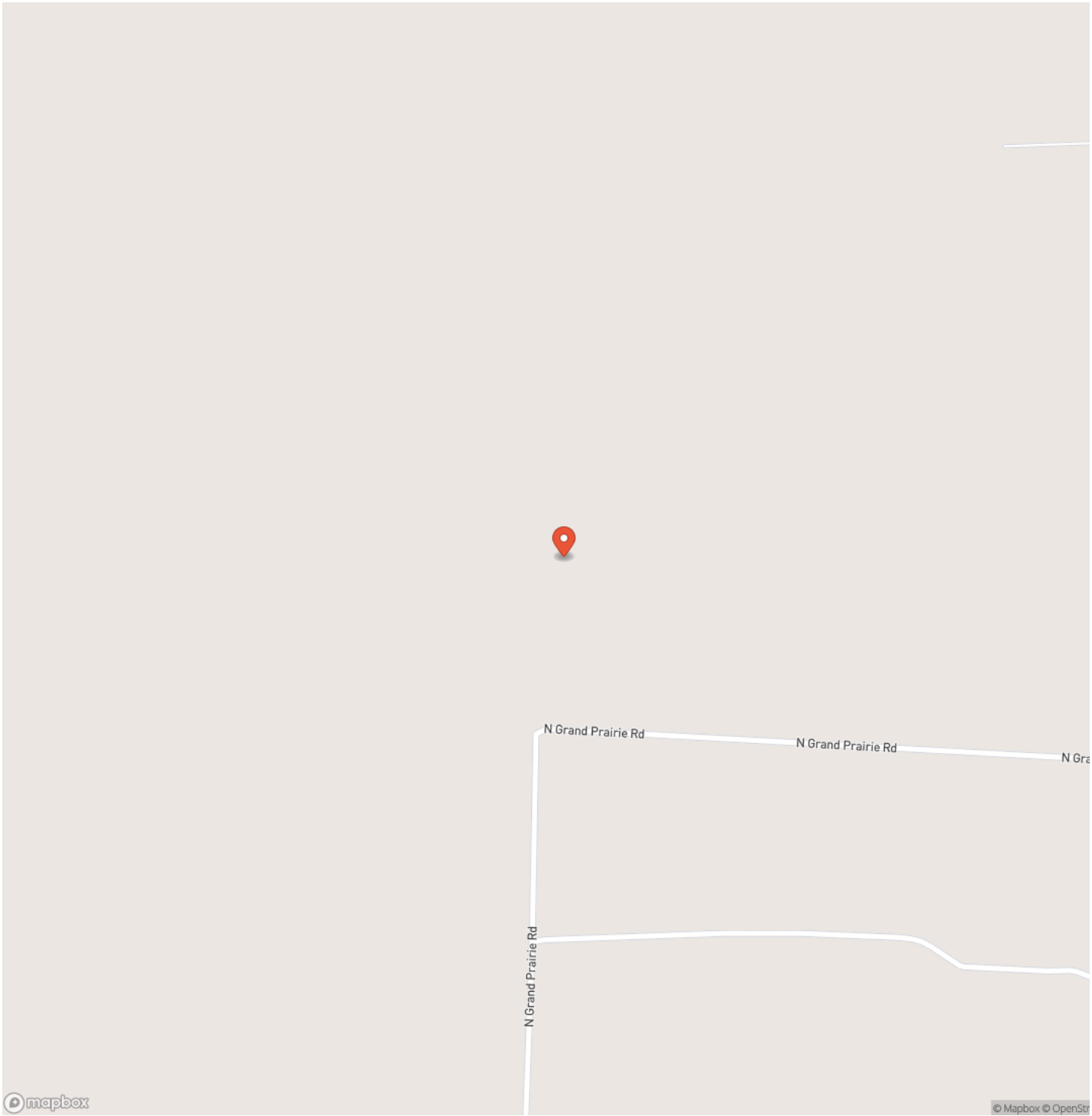
Little Rock - Approximately 136 miles



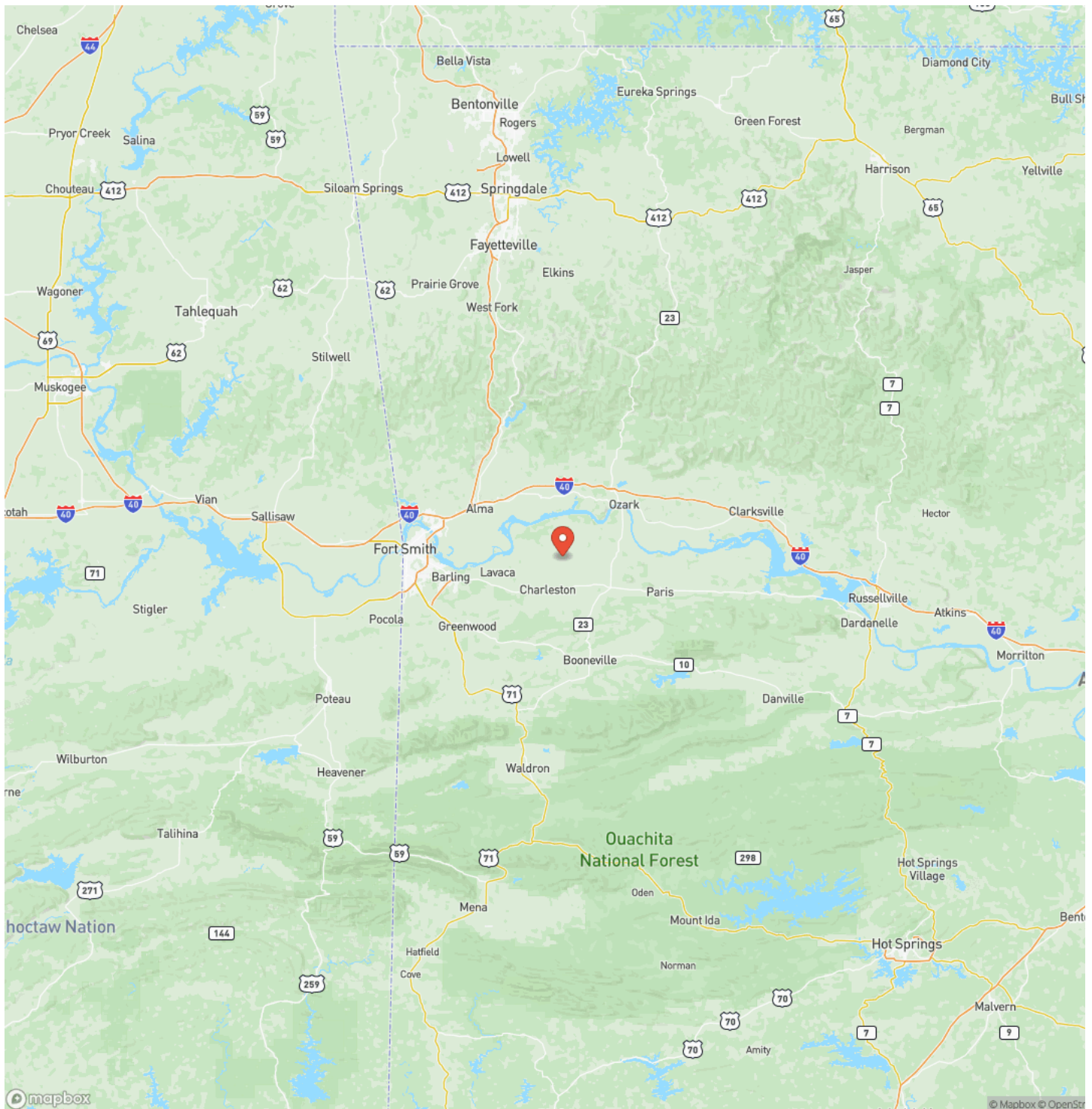
Charleston 142  
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# Locator Map

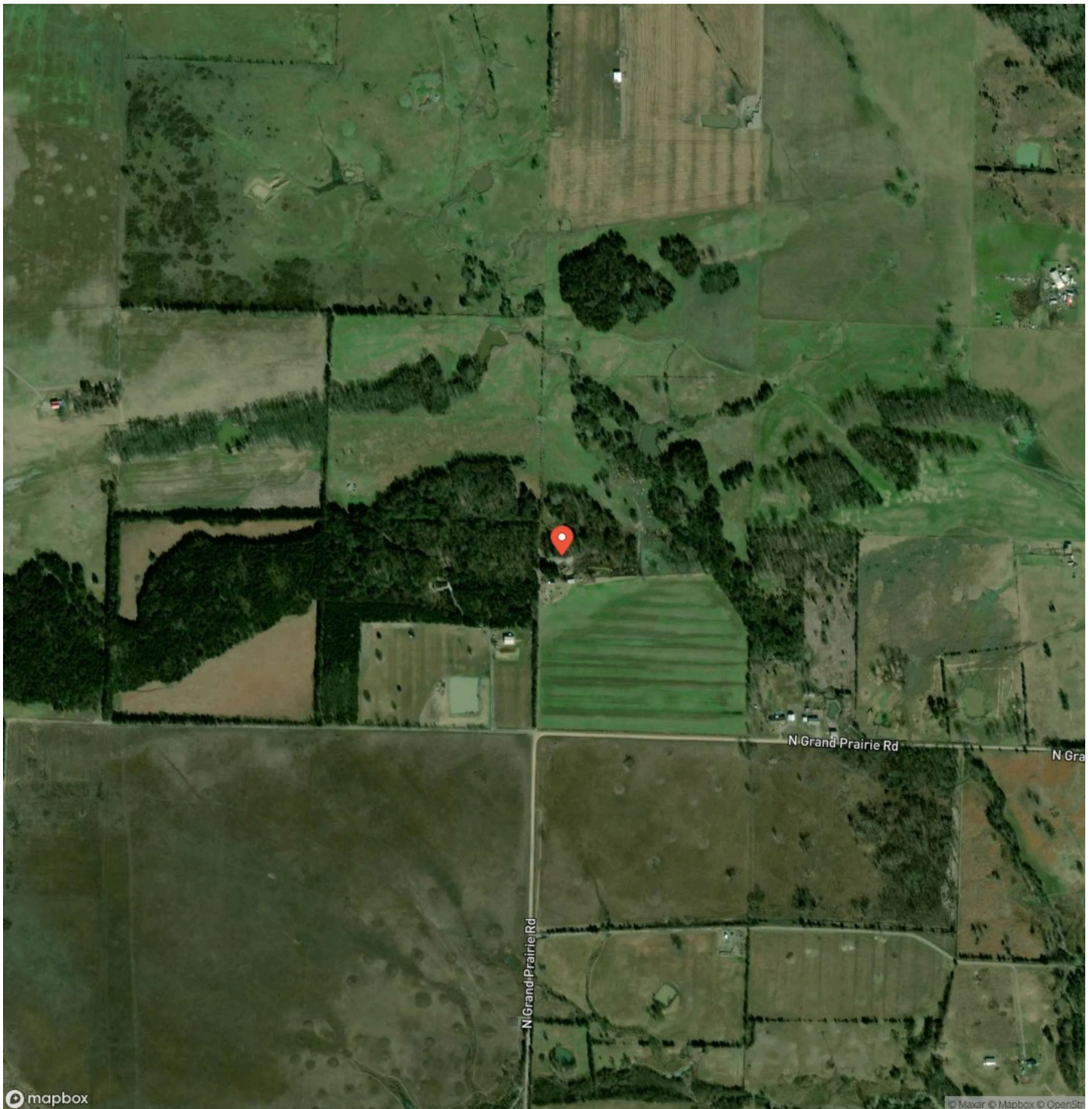


## Locator Map





## 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

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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## **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**  
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[moparkansasland.com](http://moparkansasland.com)

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