

45 +/- Acres with Home, Shop & Grain Bins | Income-Producing Farm & Hunting Land, Scott, Arkansas
3078 Johnson Rd
Scott, AR 72142

\$510,000
45± Acres
Lonoke County



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Scott, AR / Lonoke County

SUMMARY

Address

3078 Johnson Rd

City, State Zip

Scott, AR 72142

County

Lonoke County

Type

Residential Property, Hunting Land

Latitude / Longitude

34.681385 / -92.036527

Taxes (Annually)

\$1,482

Dwelling Square Feet

2,442

Bedrooms / Bathrooms

4 / 3.5

Acreage

45

Price

\$510,000

Property Website

<https://www.mossyoakproperties.com/property/45-acres-with-home-shop-grain-bins-income-producing-farm-hunting-land-scott-arkansas/lonoke/arkansas/104551/>



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PROPERTY DESCRIPTION

45 +/- Acres | 4 Bed, 3.5 Bath Country Home | Shop, Grain Bins & Hunting Land

This **45 +/- acre property** features a **2,442 +/- sq ft, one-owner country home** with **4 bedrooms and 3.5 bathrooms**, offering the perfect blend of comfort, privacy, and functionality. Located in a **peaceful rural setting**, this property is ideal for those seeking **Arkansas farmland, a homestead, or recreational land**.

The property is well-equipped for agricultural use, featuring an **extra-large shop with covered space** capable of accommodating **semi trailers, tractors, and farm equipment**, along with **5 grain bins**—making it a strong opportunity for anyone involved in farming or agribusiness.

Income potential is already in place with a **2025 crop base of 9.6 +/- acres** and approximately **14 +/- acres enrolled in CRP**, generating annual payments for the next 7 years (to transfer with sale). Additionally, a local farmer currently pays an **equipment rental fee** for use of the shop area. All to be verified by buyers.

For outdoor enthusiasts, this property offers excellent **duck and deer hunting**, creating a true **hunting and recreational retreat** right out your back door.

Whether you're looking for a **working farm, investment property, or country lifestyle**, this property delivers on all fronts.

Call today to schedule your private showing.

Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123).

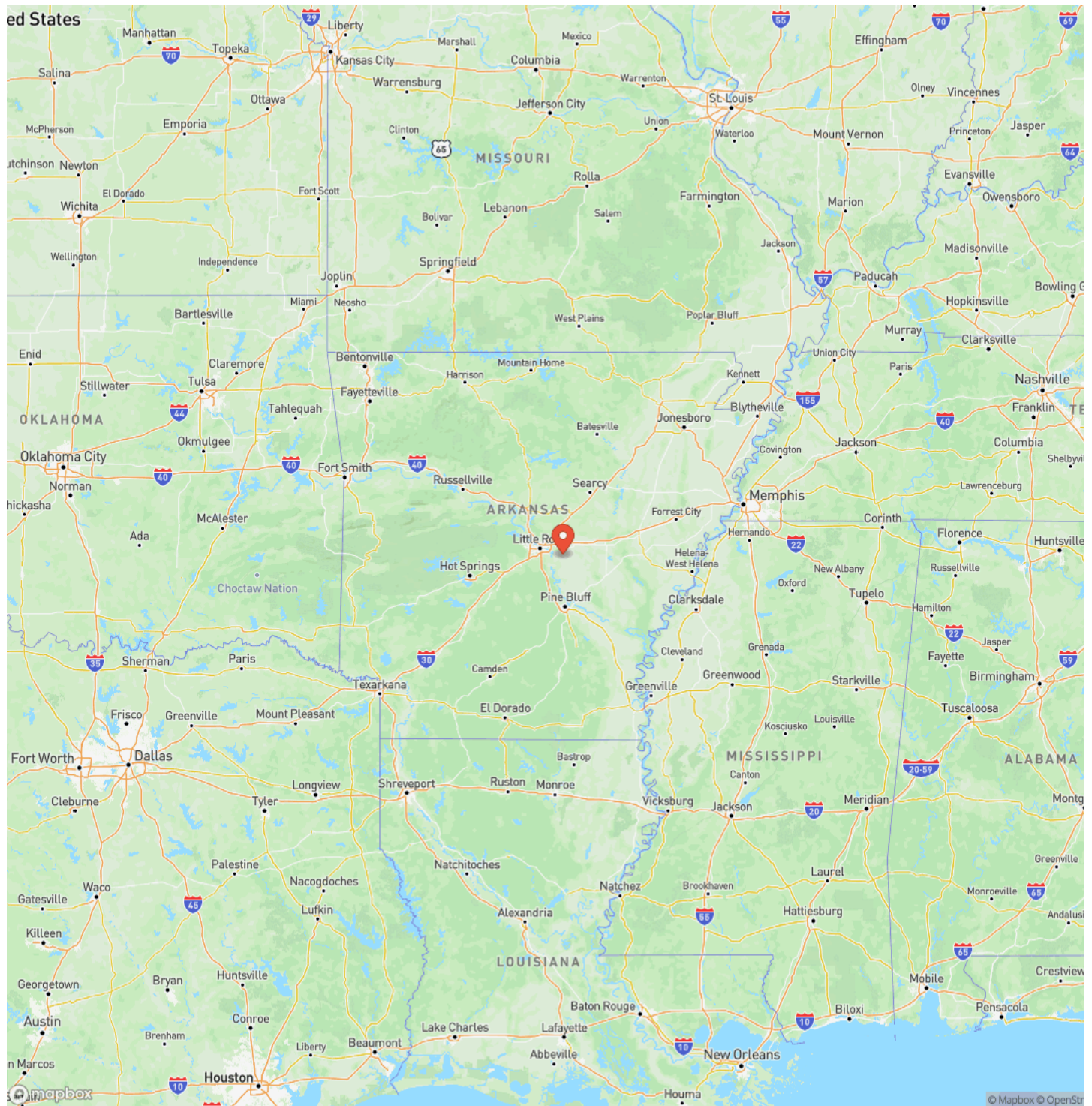
Call or text Listing Agent, **Cecil Oursbourn** at [501-679-1660](tel:501-679-1660) or for a tour or more information.

Equal Housing Opportunity. www.WeSellArkansas.com.

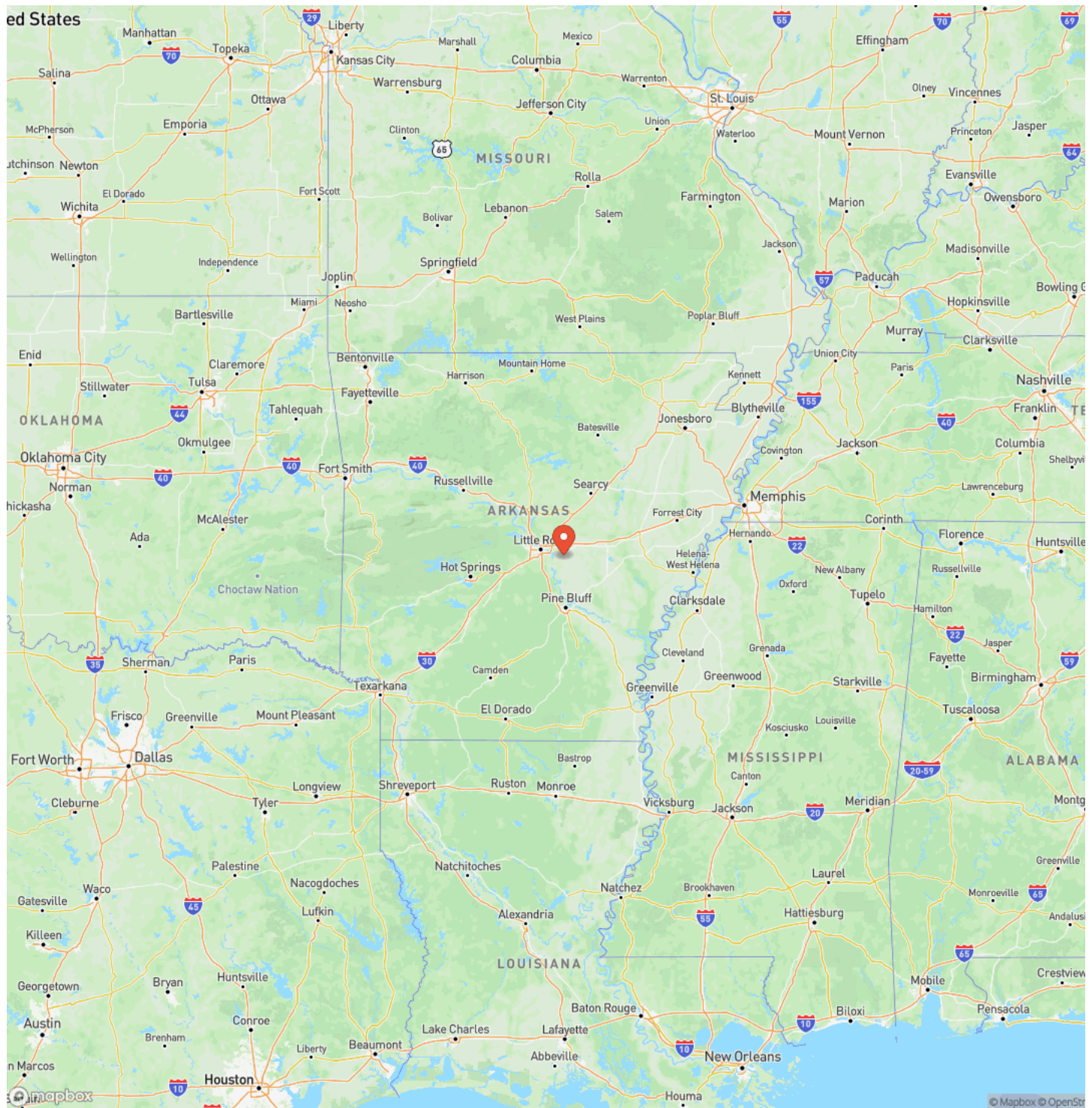
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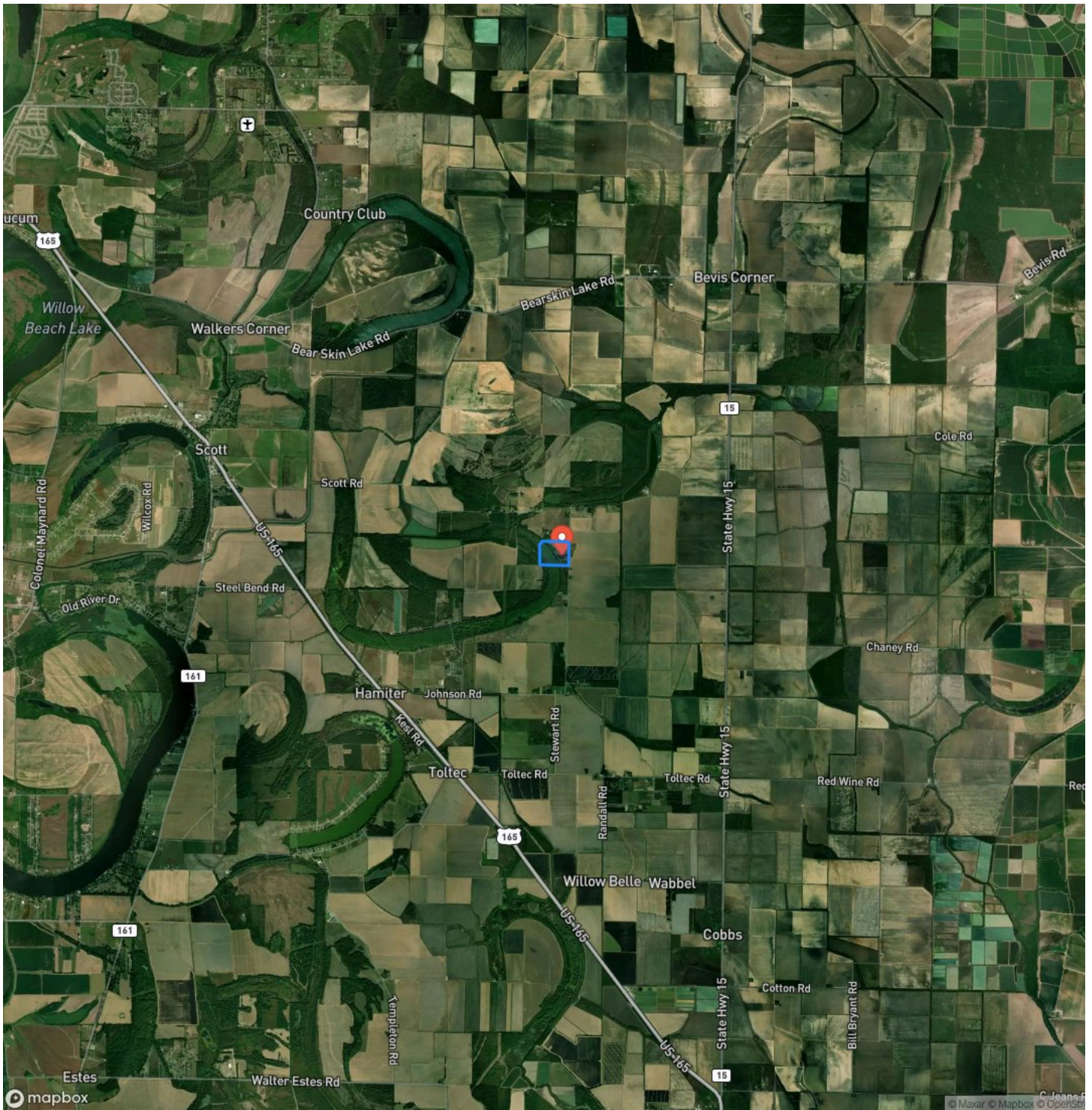
Locator Map



Locator Map



Satellite Map



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Selling Arkansas

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