



Buyers, Sellers & Land Connected

# 13 ACRES - DREW COUNTY, AR



**PRICE: \$125,500**

**ACRES: 13**

**COUNTY: DREW**

**STATE: ARKANSAS**

For more information contact:  
**JEFF WATSON**, Land Agent

870.412.4167  
JWatson@MidwestLandGroup.com  
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This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC. or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness, Midwest Land Group, LLC assumes no liability for error, omission, or investment results. Midwest Land Group, LLC. Bryhn Craft and Steve Mott, Brokers. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.



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## 13 ACRES - DREW COUNTY, AR



### Diverse Investment Opportunity Close to Town

Here is your chance to own 13 +/- acres right next to town. Sharing a nearly 50' highway easement with tract 1, this place is sure to not disappoint. Bundle it with tract 1 and have over 23 acres of prime location for that next business venture, or enjoy it as a great recreational spot. This place is known to house some large bucks looking for the security from a busy city. Although most of this parcel sits in a 100 year flood plain, it does have an AE zoning established, which gives you a base level to ensure you're in the dry, so you can create your very own garden of tranquility. With large, mature, mixed hardwoods as your back drop, the opportunities are endless to create something here that will be the envy of everyone in town. Don't miss out on this one. Call today for your very own personal tour!

- Deeded highway easement
- Utilities are on-site
- No restrictions
- Easy access
- AE flood zone with river frontage
- Mixed hardwoods
- Recently surveyed
- Less than 1/4 mile from town
- Whitetail sanctuary
- Parklike feel

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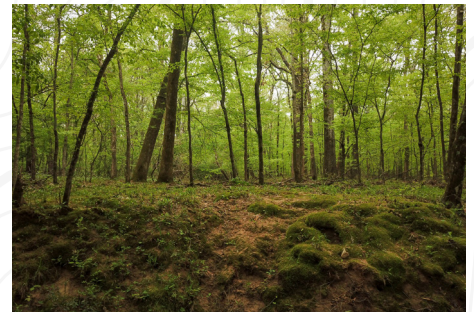


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# 13 ACRES - DREW COUNTY, AR

## Aerial Map



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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Map Center: 33° 37' 56.82, -91° 48' 41.85

0ft 292ft 584ft

**27-12S-7W**  
**Drew County**  
**Arkansas**



4/7/2021

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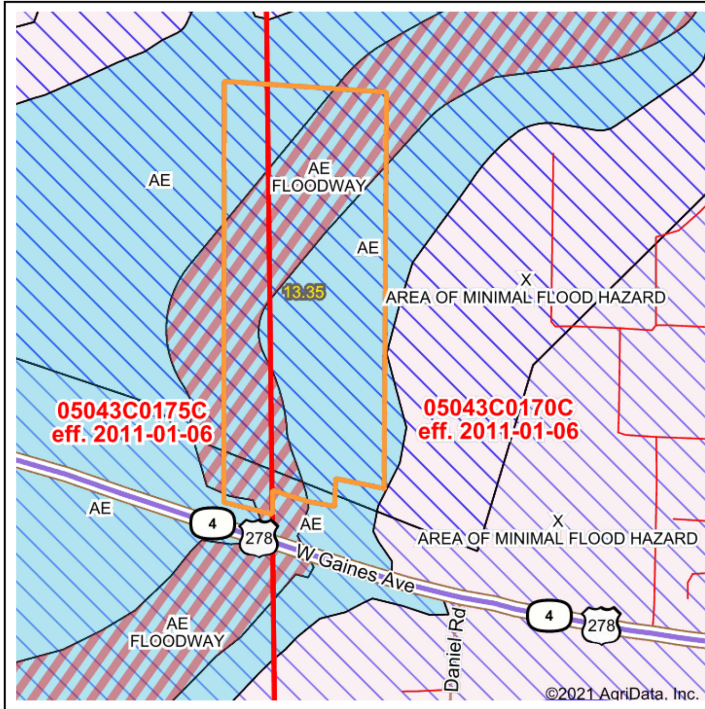
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# 13 ACRES - DREW COUNTY, AR

## FEMA Report



State: AR      Acres: 13.35  
 County: Drew      Date: 4/7/2021  
 Location: 27-12S-7W  
 Township: Marion



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Name	Number	County	NFIP Participation	Acres	Percent
CITY OF MONTICELLO	050074	Drew	Regular	13.35	100%
<b>Total</b>				13.35	100%

Map Change	Date	Case No.	Acres	Percent
Yes	8/13/2015	14-06-3181P	13.35	100%
<b>Total</b>			13.35	100%

Zone	SubType	Description	Acres	Percent
AE		100-year Floodplain	5.6	41.9%
AE	FLOODWAY	100-year Floodplain	5.5	41.2%
AE		100-year Floodplain	1.58	11.8%
AE	FLOODWAY	100-year Floodplain	0.58	4.4%
AE		100-year Floodplain	0.09	0.7%
<b>Total</b>			13.35	100%

Panel	Effective Date	Acres	Percent
05043C0170C	1/6/2011	9.43	70.6%
05043C0175C	1/6/2011	3.92	29.4%
<b>Total</b>		13.35	100%

Flood related information provided by FEMA

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