

MIDWEST LAND GROUP PRESENTS

450 ACRES IN

---

# BOONE COUNTY ARKANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 450 +/- ACRE DUAL-PURPOSE RANCH WITH A CABIN AND YEAR-ROUND SPRING

Incredible investment opportunity in the Ozark Mountains just minutes outside of Harrison, Arkansas. This dual-purpose ranch features year-round springs, mountain top pastures, and incredible hunting opportunities. From the springtime turkey hunting and gathering of Morel mushrooms to fall deer hunting, this property will not disappoint the most seasoned outdoorsman. The live water from the spring-fed creek weaves its way across about two-thirds of the property, which combined with large mature timbered ridges and draws creates the perfect sanctuary for wildlife to reside here. With about 30/70 pasture timber mix there is plenty of opportunities

to run cattle for supplemental income or to be self-sufficient. You will be very comfortable in the cabin with approximately 1,100 square feet, 3 bedrooms and 1 bath, central heat and air, and high-speed internet to work from home or if need to be connected to extend your stay. In addition to the cabin, there is a fantastic large shop with 3 bay doors that is great for equipment and vehicle storage. The location of this property is perfect for someone wanting to have privacy and security and be just minutes outside of Harrison for conveniences and about 45 minutes to Branson, Missouri for other entertainment and shopping activities.





# PROPERTY FEATURES

PRICE: **\$1,650,000** | COUNTY: **BOONE** | STATE: **ARKANSAS** | ACRES: **450**

---

- 1,100 +/- sq. ft. cabin
- Large detached shop
- Spring-fed creek
- Diverse topography
- Mature timber
- Trail system
- Abundant wildlife
- Rock formations
- 20 minutes to Harrison
- 45 minutes to Branson





# 1,100 SQUARE FOOT CABIN

You will be very comfortable in the cabin with approximately 1,100 square feet, 3 bedrooms and 1 bath, central heat and air, and high-speed internet to work from home or if need to be connected to extend your stay.





# ADDITIONAL INTERIOR PHOTOS





# LARGE DETACHED SHOP

---



# DIVERSE TOPOGRAPHY

---

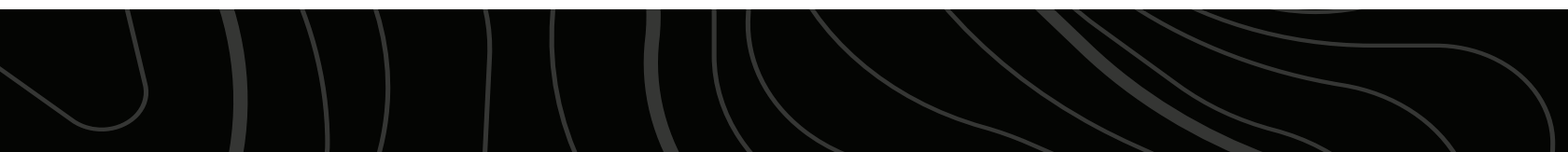




# SPRING-FED CREEK

---

The live water from the spring-fed creek weaves its way across about two-thirds of the property, which combined with large mature timbered ridges and draws creates the perfect sanctuary for wildlife to reside here.





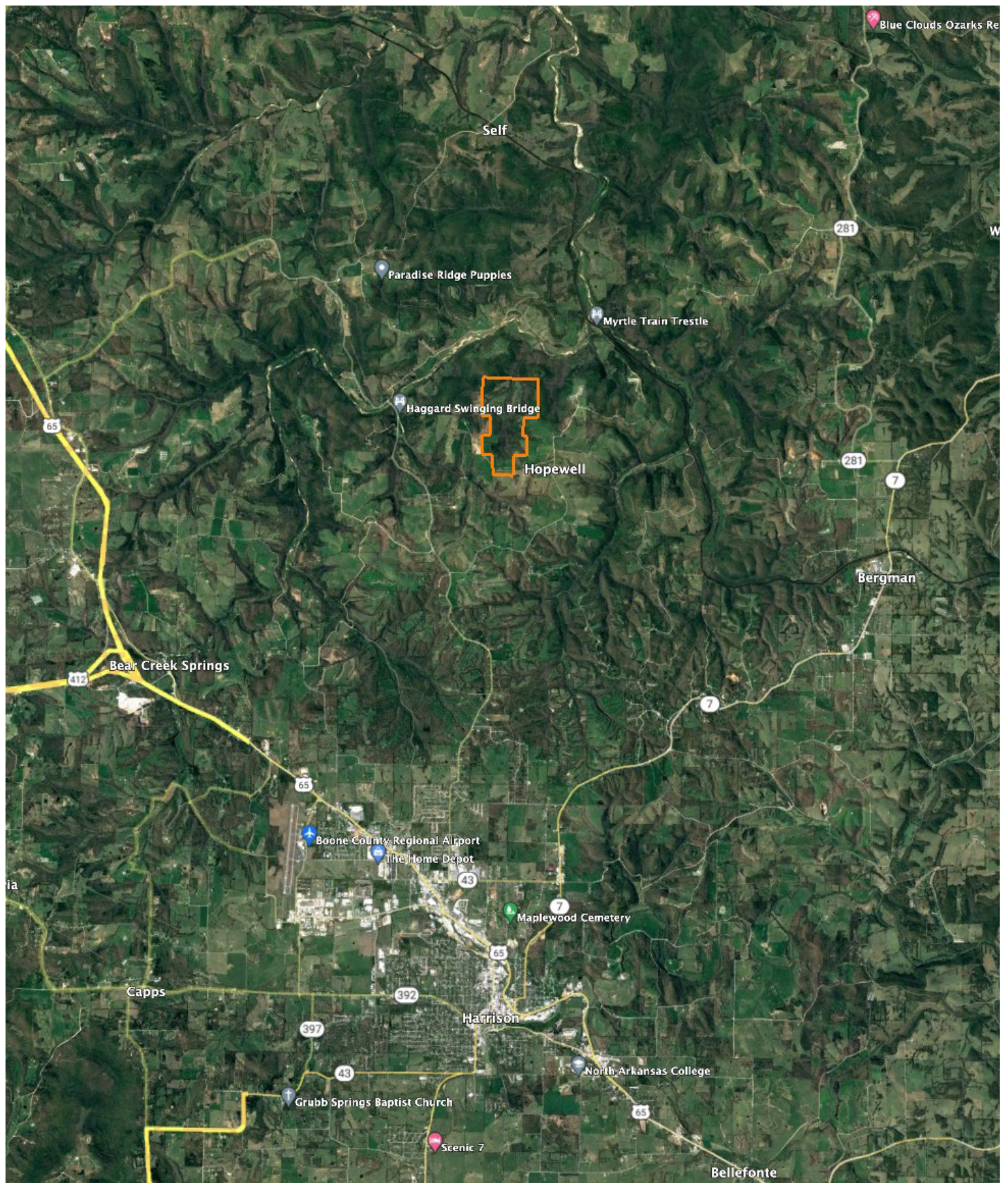
# MATURE TIMBER & ROCK FORMATIONS

---





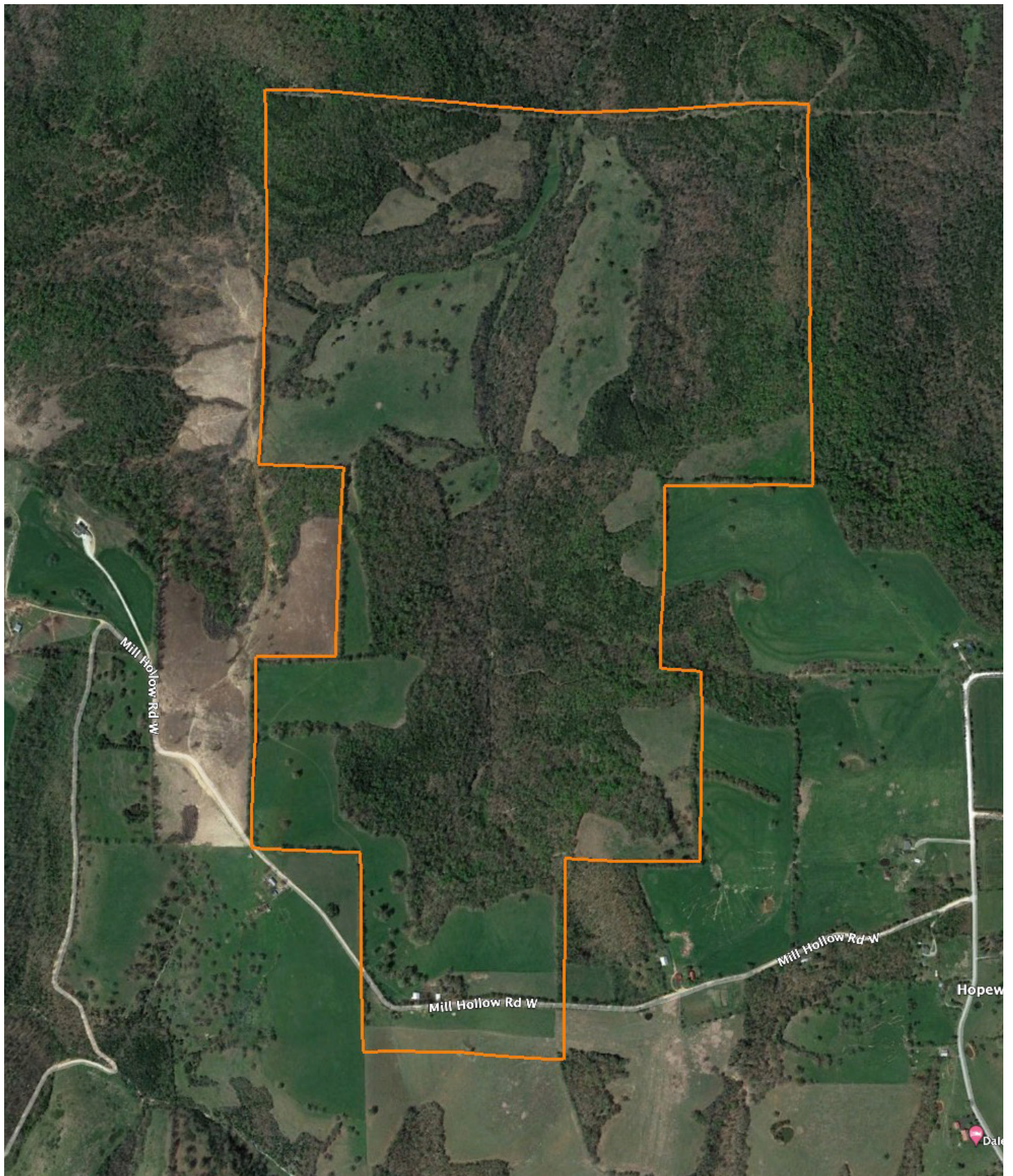
# OVERVIEW MAP





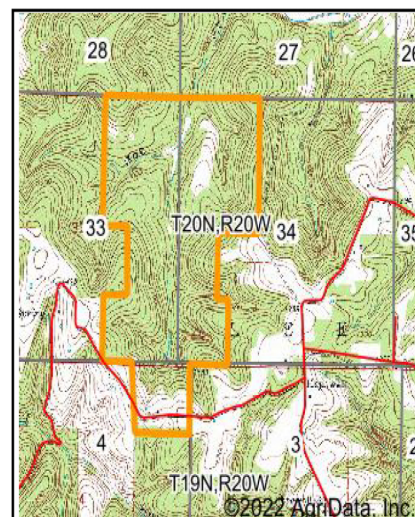
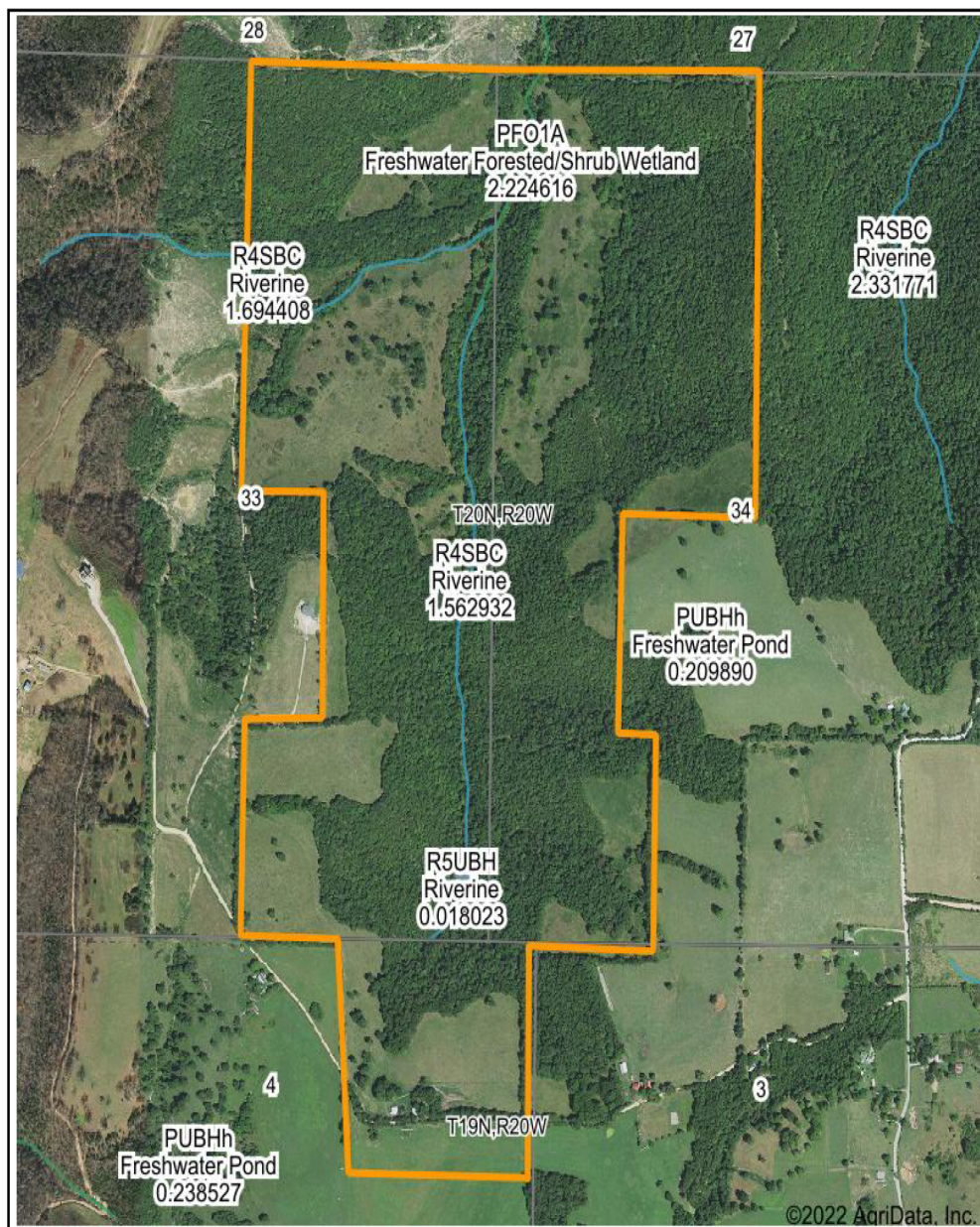
# AERIAL MAP

---





# WETLANDS MAP



State: **Arkansas**  
 Location: **33-20N-20W**  
 County: **Boone**  
 Township: **Lee**  
 Date: **6/24/2022**



Maps Provided By:



0ft 1509ft 3019ft

Classification Code	Type	Acres
R4SBC	Riverine	2.64
PFO1A	Freshwater Forested/Shrub Wetland	0.76
PUBHh	Freshwater Pond	0.28
R5UBH	Riverine	0.08
	Total Acres	3.76

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# AGENT CONTACT

There's no doubt Ray Scheide has a passion for the outdoors. At Midwest Land Group, he's able to wake up every morning excited about his job, working for a company he's proud to represent. Ray brings great knowledge of the outdoors to every interaction, offering the best service he knows how to each and every client. From listing to closing, it's his mission to bring people together as they make a big life decision. Ray was born in Washington, D.C., and graduated from the University of Arkansas—Fort Smith. A two-time FLW Tour Champion, Ray spent 11 years as a professional fisherman, and served as only one of 12 representatives from the U.S. in the Eurocup in Spain. During his tenure as a professional angler, he marketed himself to large corporate brands and served as an ambassador in the fishing industry. With great desire to share his passion with kids, Ray developed the first high school fishing team in Arkansas that was the largest in the state for five years, and averaged 125 youths for whom he'd help host a tournament circuit for and take them all over the United States to compete in national events. When he's not out fishing, you can probably find him hunting or traveling. Ray lives in Dover, Arkansas, with his wife, Michelle, son, Corey, and daughter, Mikayla. Call Ray today to experience the Midwest Land Group difference!



**RAY SCHEIDE**, LAND AGENT  
**479.886.5312**  
RScheide@MidwestLandGroup.com



## MidwestLandGroup.com

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. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.