

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

CLEBURNE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

10 +/- ACRES OF GREERS FERRY LAKEFRONT IN HEBER SPRINGS

Check out this beautiful 10 +/- acre lakefront tract of land located in the same cove as Sandy Beach, one of the most visited beaches on Greers Ferry Lake. This property has several premium building locations with mature timber and an easy walk to the water topography.

Located about 2 miles from downtown, close to boat ramps, close to Eden Isle, and within the city limits with lake frontage. Doesn't get much better than this. Don't let this prime property slip away.

PRICE: **\$249,400** | COUNTY: **CLEBURNE** | STATE: **ARKANSAS** | ACRES: **10**

- Private setting
- Lake frontage
- 2 miles from downtown
- Mature timber
- Great build sites
- Inside Heber Springs city limits
- Rolling topography
- Same cove as Sandy Beach
- Minutes from Eden Isle



10 +/- ACRES



LAKE ACCESS



GREAT BUILD SITES



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 483.0
Max: 527.9
Range: 44.9
Average: 507.0
Standard Deviation: 11.02 ft

0ft 180ft 360ft

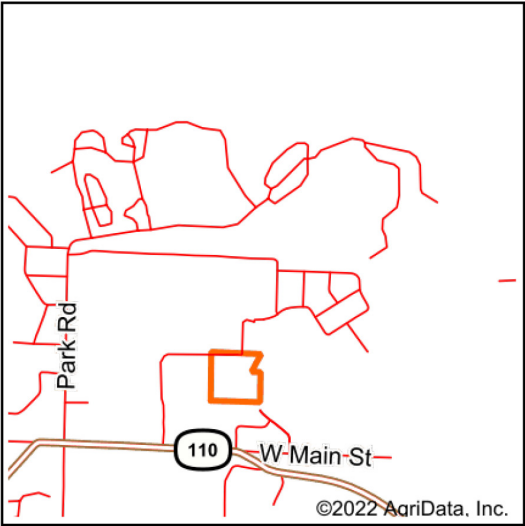
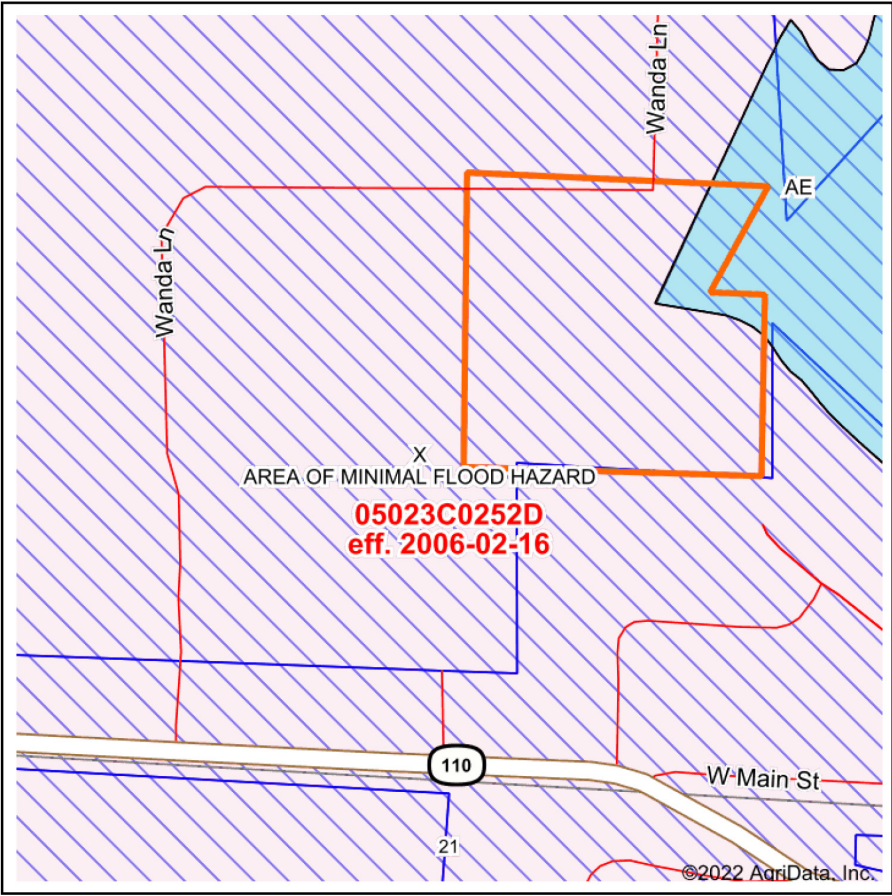


9/14/2022

16-10N-10W
Cleburne County
Arkansas

Map Center: 35° 29' 43.09, -92° 4' 12.23

FEMA REPORT



Map Center: 35° 29' 43.09, -92° 4' 12.23
State: AR Acres: 9.84
County: Cleburne Date: 9/14/2022
Location: 16-10N-10W
Township: Heber



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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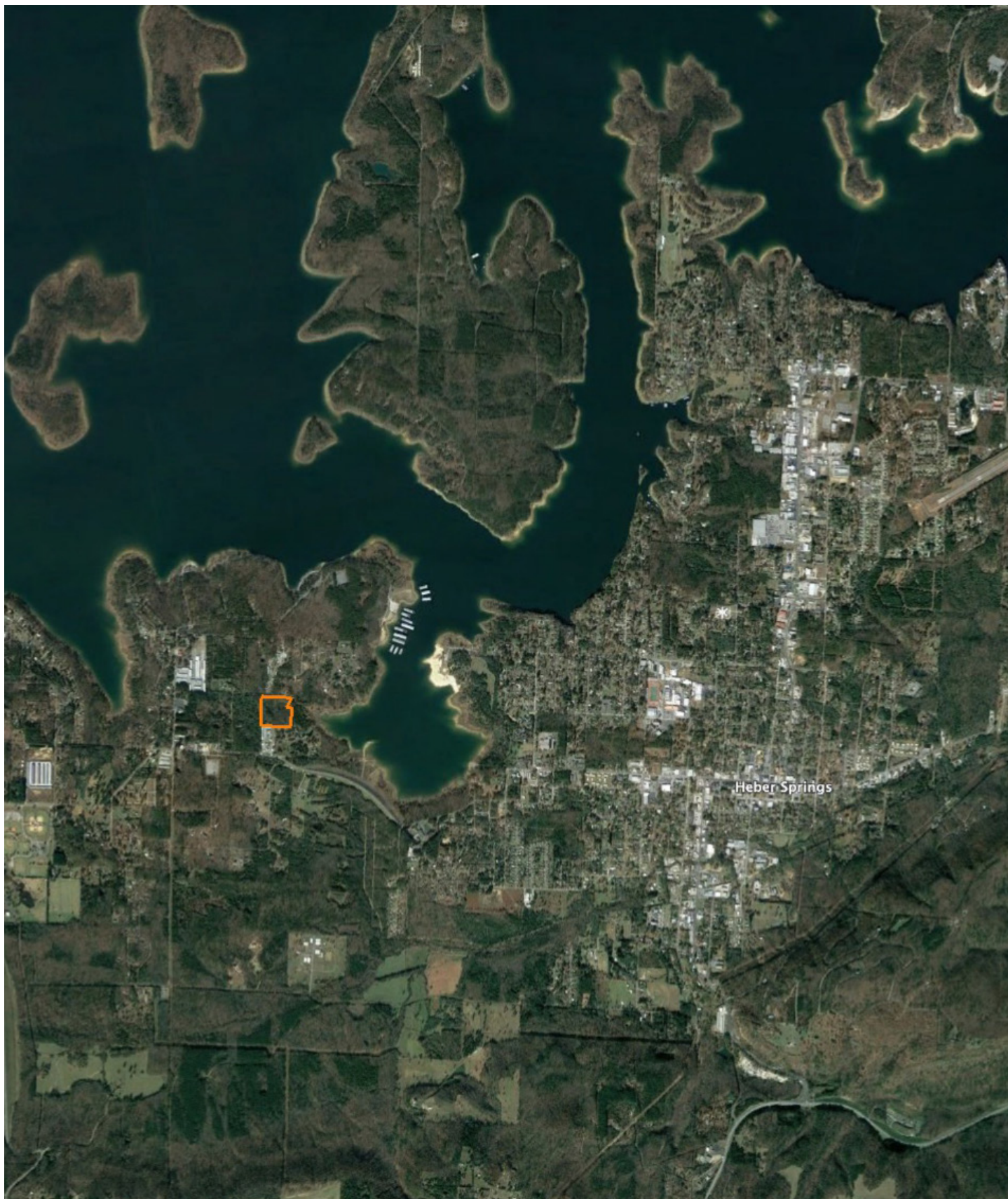
Name	Number	County	NFIP Participation	Acres	Percent
CLEBURNE COUNTY	050424	Cleburne	Regular	9.77	99.3%
CITY OF HEBER SPRINGS	050240	Cleburne	Regular	0.07	0.7%
Total				9.84	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	8.89	90.3%
AE		100-year Floodplain	0.95	9.7%
Total			9.84	100%

Panel	Effective Date	Acres	Percent
05023C0252D	2/16/2006	9.84	100%
Total		9.84	100%

OVERVIEW MAP



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
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MidwestLandGroup.com

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