

MIDWEST LAND GROUP PRESENTS

120 ACRES IN

ARKANSAS COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL MULTI-USE ARKANSAS COUNTY FARM

Live, work, play. That phrase is thrown around a lot in the real estate world, but this farm truly offers it all. Located just 2 miles northeast of DeWitt on Highway 1, this place boasts over a half mile of highway frontage and another half mile of county road frontage. The rolling pasture offers numerous build sites and covers approximately 70 acres of the property. The remaining 50 acres are made up of hardwood timber, ponds, and sloughs. The perimeter of the property is fenced along with cross-fencing to separate pastures.

When it comes to recreational opportunities, the list gets pretty long. Not only is this area known for producing some of the biggest bucks in the south, it's also known for producing some of the finest waterfowl hunting in the

country. The sloughs on the north edge of the property provide quality duck hunting and the open pastures and hardwood timber offer multiple stand locations for deer hunting. The 3.5 acre pond in the center of the property is loaded with slab crappie and has produced some big largemouth bass. For more recreational opportunities, the White River Refuge is only 11 miles north and the world-famous Bayou Meto WMA is only 18 miles to the west.

Whether you've been looking for a property to build on, a dynamite recreational piece for the whole family, or an income-producing cattle farm, this one is worth checking out. Contact Colton Shadwick with Midwest Land Group to schedule your private tour.



PROPERTY FEATURES

PRICE: **\$465,000** | COUNTY: **ARKANSAS** | STATE: **ARKANSAS** | ACRES: **120**

- 1/2 mile of highway frontage
- 1/2 mile of county road frontage
- Multiple build sites
- Electricity on property
- Water on property
- 70 acres of pasture
- Good duck hunting
- Great deer hunting
- 2 ponds
- Excellent crappie and bass fishing
- Perimeter fencing
- Cross fencing
- Cattle income



120 +/- ACRES



1/2 MILE OF HIGHWAY FRONTAGE



70 ACRES OF FENCED PASTURE

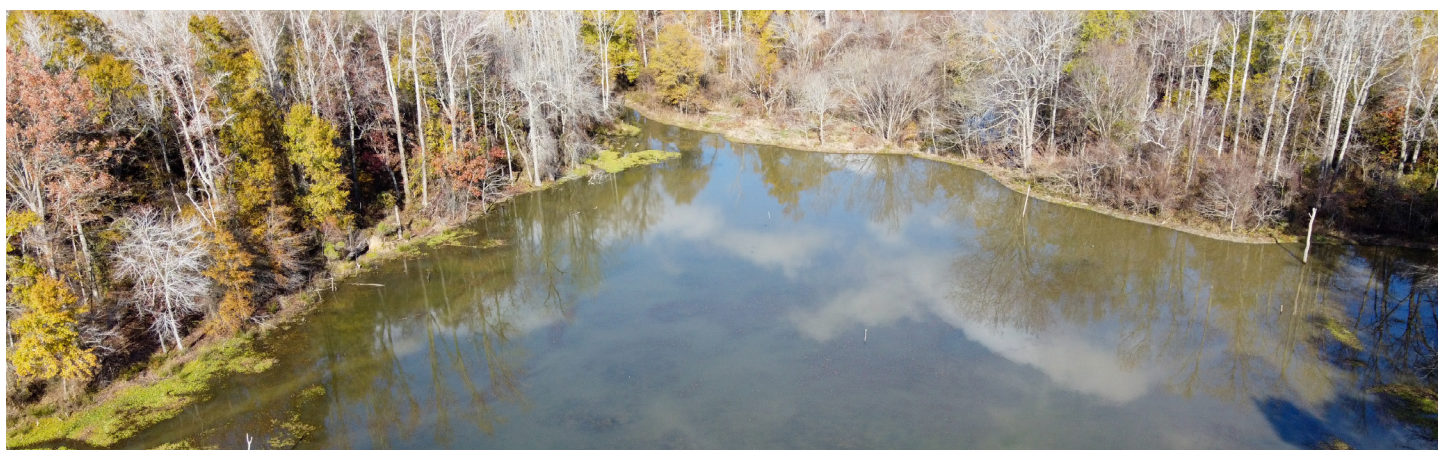


MULTIPLE BUILD SITES

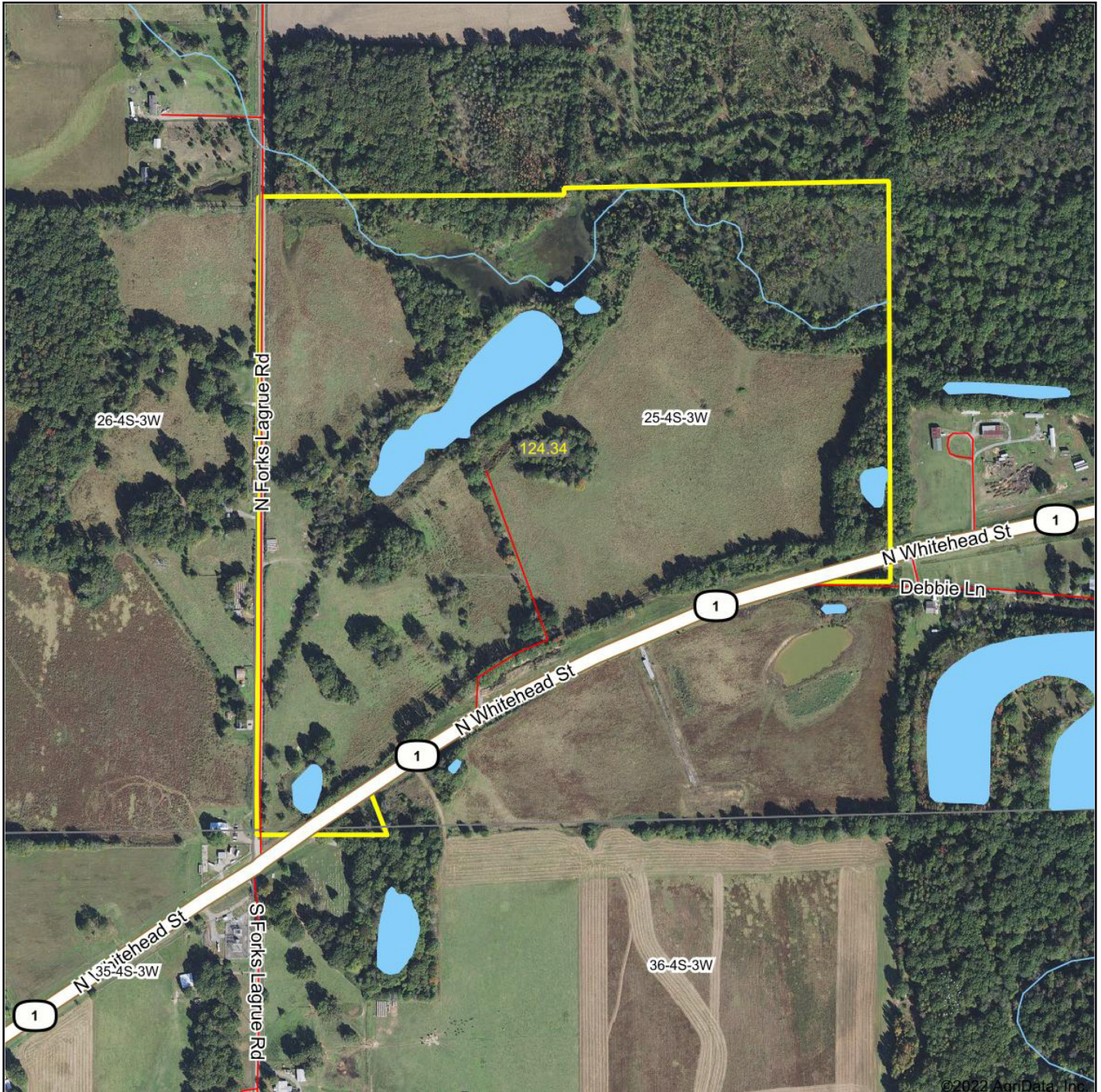


2 PONDS

The 3.5 acre pond in the center of the property is loaded with slab crappie and has produced some big largemouth bass. For more recreational opportunities, the White River Refuge is only 11 miles north and the world-famous Bayou Meto WMA is only 18 miles to the west.



AERIAL MAP



Maps Provided By:



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Map Center: 34° 18' 57.87, -91° 17' 31.93

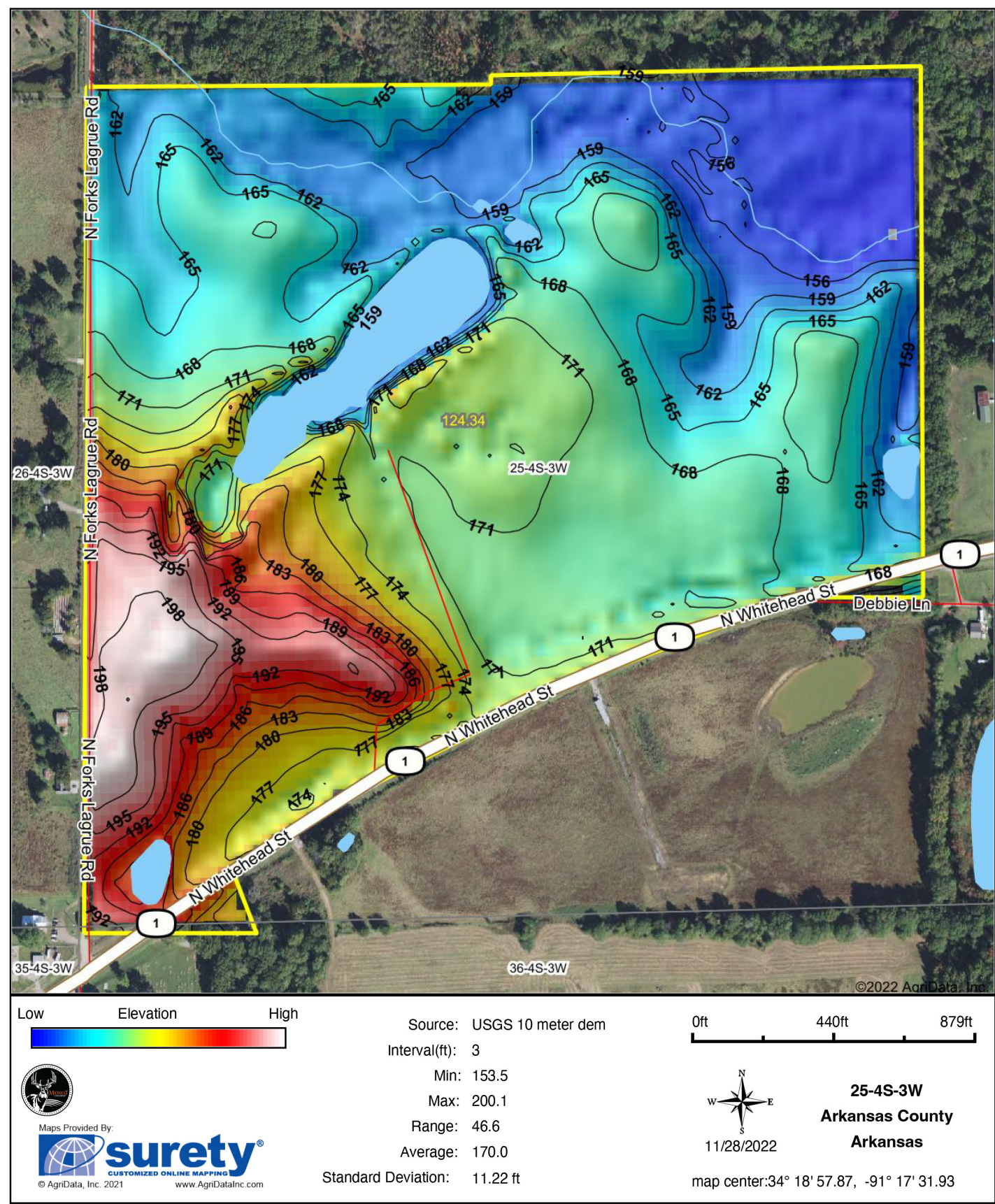
25-4S-3W
Arkansas County
Arkansas

0ft 646ft 1291ft

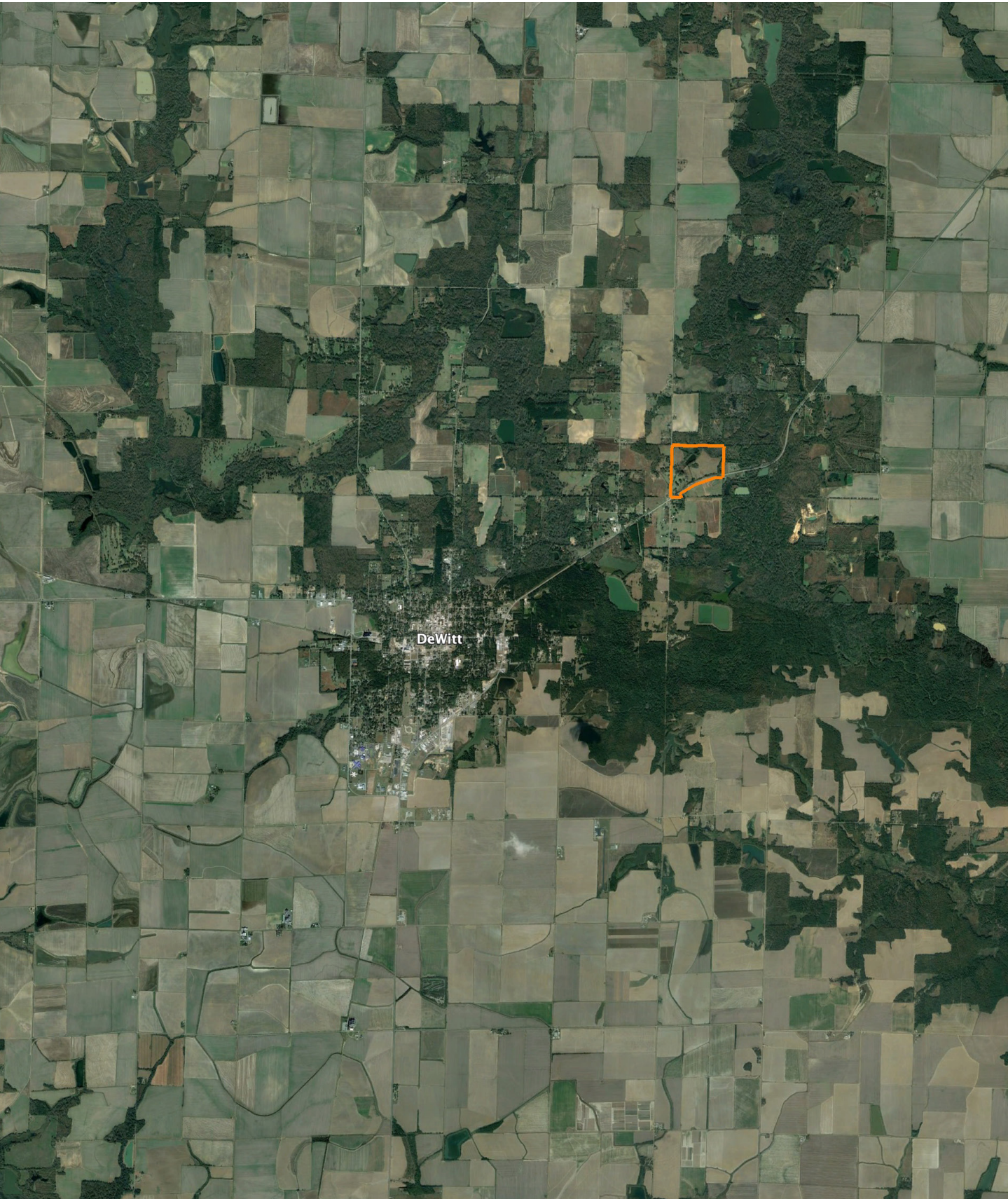


11/28/2022

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Colton Shadwick's life revolves around the outdoors. Born in Searcy, Arkansas, he grew up hunting deer, duck, turkey and squirrel in the White and Black River Bottoms. Colton graduated from Westside High School in Jonesboro and attended Arkansas State University. For nearly a decade, he worked in agriculture, specializing in the quality of rice and optimal growing strategies based on location, working from east central Missouri all the way to New Orleans.

Colton has guided waterfowl hunts since he was 15, even serving as head guide for Griffin Waterfowl as well as other outfitters. As an agent at Midwest Land Group, he loves meeting people with similar passions. Having hunted waterfowl all over Arkansas, he's learned what makes for a good property by looking at the ground, surrounding habitats and location. Because he's spent his entire life dedicated to the outdoors, he's able to identify the value each property has to offer. With a strong work ethic and desire to succeed, Colton goes above and beyond for each client to ensure a smooth and successful transaction.

A member of NWTF and Delta Waterfowl, when he's not working, you can find him hunting turkey all over the country with his dad, golfing or fishing. In the cooler months, he also bowhunts deer in the Arkansas delta. If you're looking to sell or buy ground in Arkansas, give Colton a call today.



COLTON SHADWICK,

LAND AGENT

870.727.9075

CShadwick@MidwestLandGroup.com



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