

MIDWEST LAND GROUP PRESENTS

76 ACRES IN

JOHNSON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPECTACULAR 76 +/- ACRES BORDERING NATIONAL FOREST

Truly a rare opportunity to own this 76 +/- acre tract. You will love the natural beauty and serenity this property has to offer. From the towering pines and plentiful mature acorn-producing oaks to the 40 foot waterfalls and multiple creeks flowing through the bottoms. Right in the heart of the Ozarks and bordering the national forest, this property is only 25 minutes north of Clarksville and sits about 1 mile behind a forest service gate. A forest service easement for the property owner

makes this property an extremely private oasis that is highly sought after and rare. There is no power at the property, but a really nice unfinished cabin has plenty of the infrastructure done to completely enjoy all the comforts of home. There is a 500 gallon propane tank that powers the generator and the heat for the cabin, as well as a septic system and a drilled well for the water already in place. For more information, call the listing agent for more details.



PROPERTY FEATURES

PRICE: **\$229,000** | COUNTY: **JOHNSON** | STATE: **ARKANSAS** | ACRES: **76**

- Bordering national forest
- Cabin
- Generator
- Well water
- Septic system
- Borders national forest
- Forrest easement to property
- Multiple creeks
- Remote and private
- Large pine flats
- Mature oak ridges and bottoms
- Great history of wildlife



CABIN



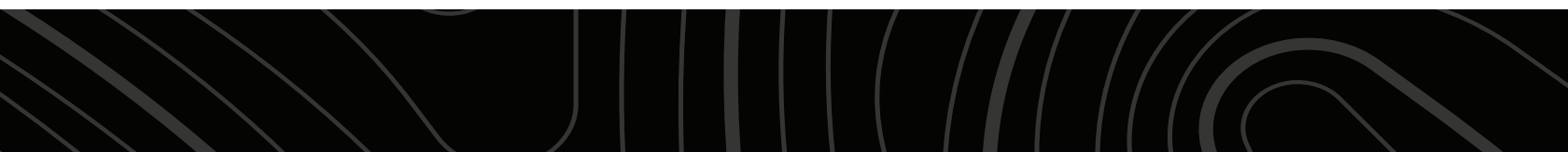
MATURE OAK RIDGES AND BOTTOMS



BORDERS NATIONAL FOREST



LARGE PINE FLATS



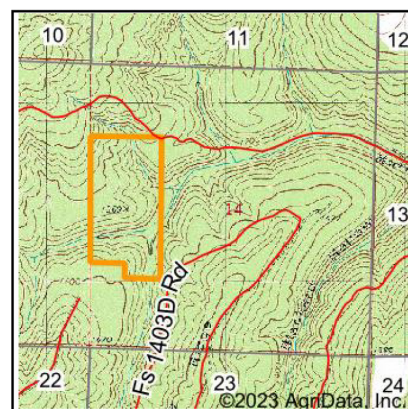
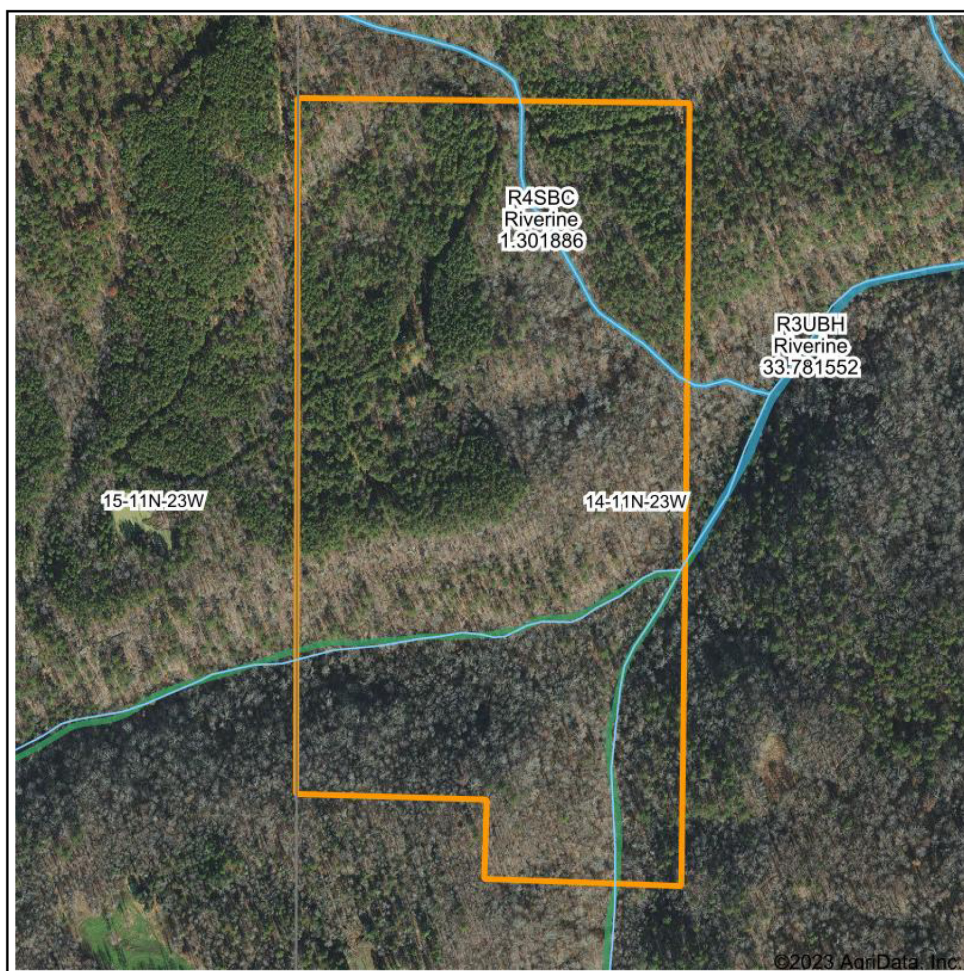
MULTIPLE CREEKS



ADDITIONAL PHOTOS



WETLANDS MAP



State: **Arkansas**
 Location: **15-11N-23W**
 County: **Johnson**
 Township: **Red Lick**
 Date: **2/5/2023**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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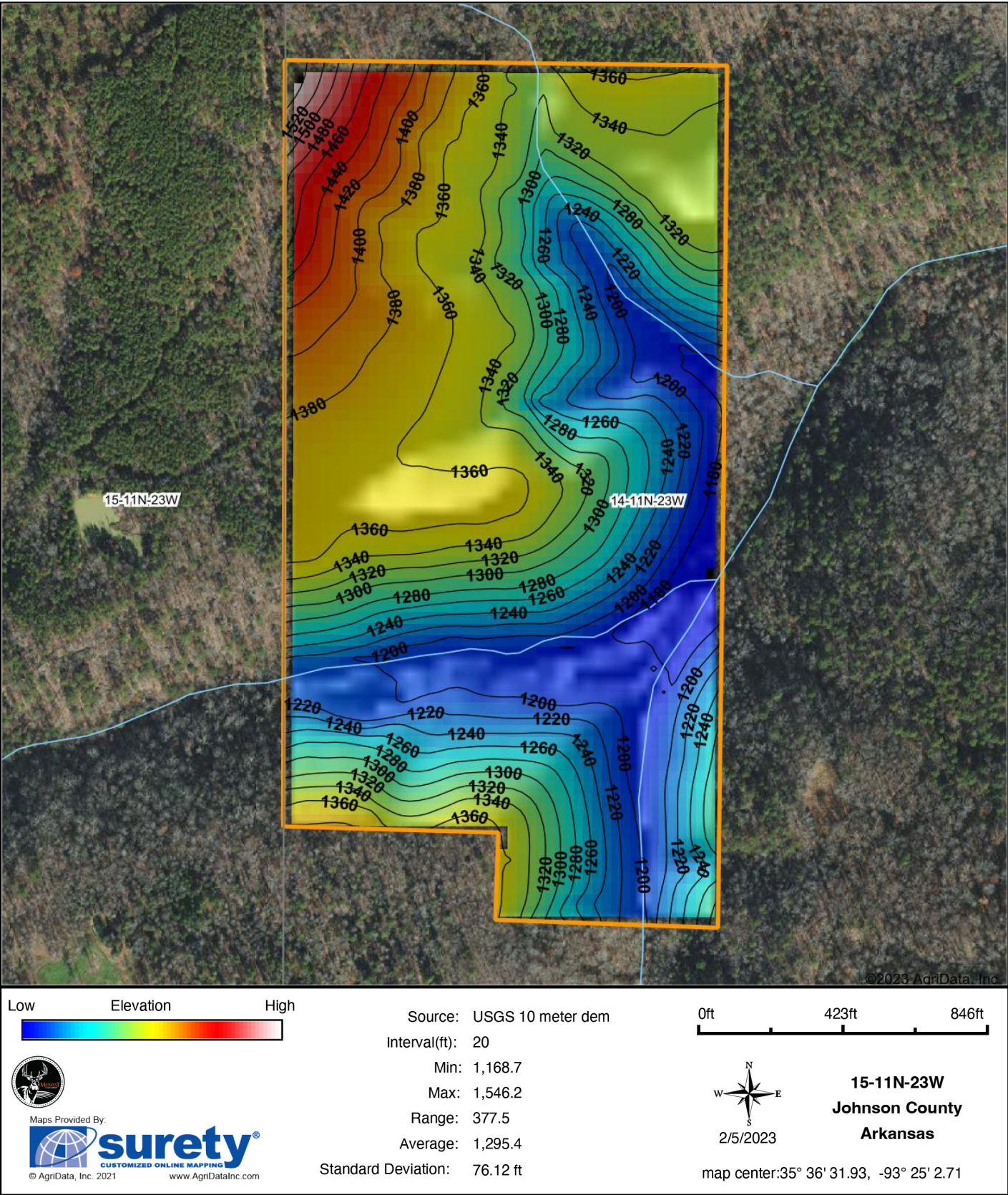


0ft 3606ft 7213ft

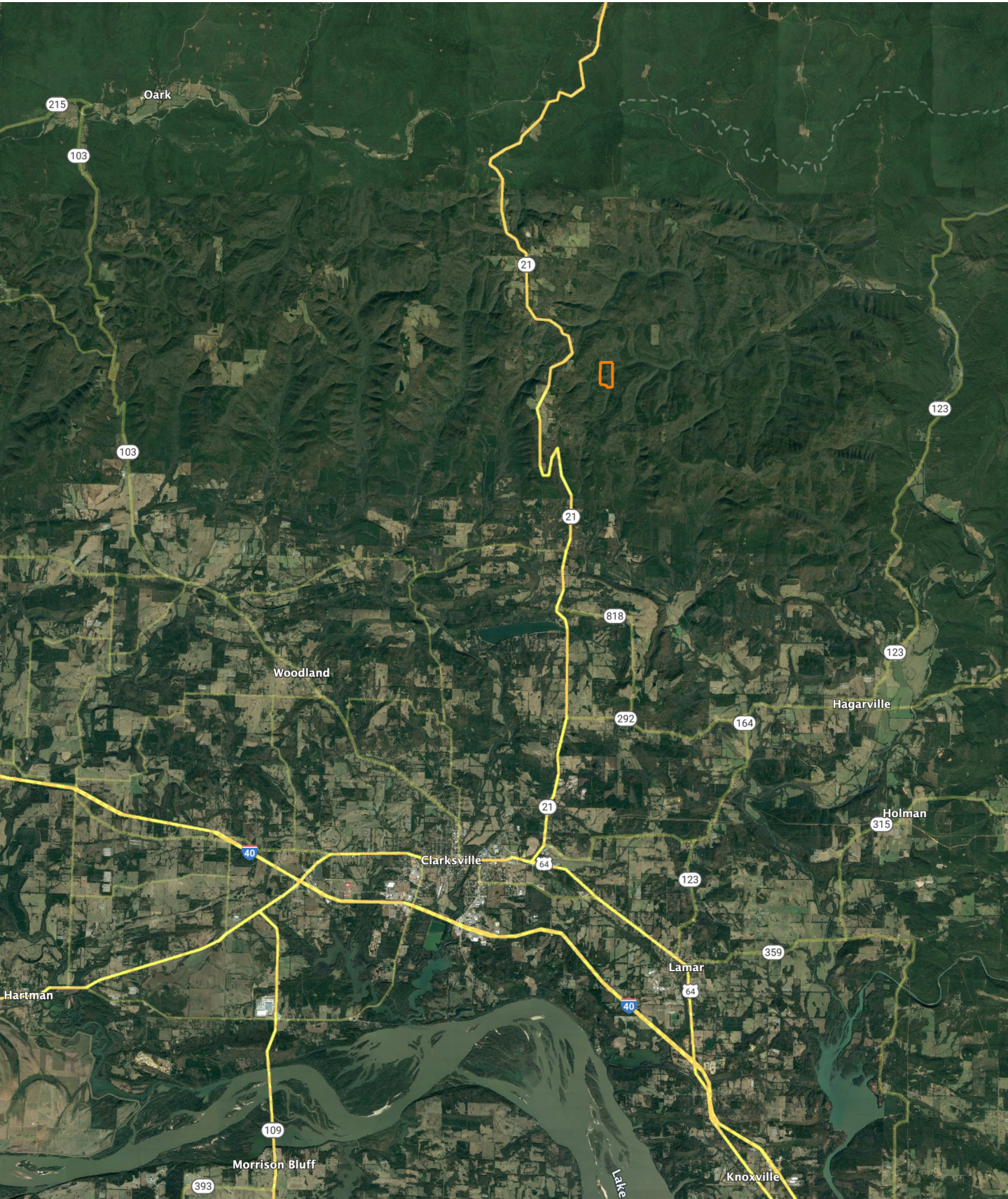
Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	1.09
R4SBC	Riverine	0.52
		Total Acres
		1.61

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

HILLSHADE MAP



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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