



MIDWEST LAND GROUP
PRESENTS

MARION COUNTY ARKANSAS

40 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME IN THE OZARKS WITH MOUNTAIN VIEWS ON 40 +/- ACRES

This spectacular 40 +/- acre tract in Marion County, Arkansas is just off County Road 3004 with a nice gravel drive down to the home. It is hard to not love this property with tons of amazing features including spring-fed streams and gorgeous mountain views. This home built in 2002 has 2,376 +/- square feet of finished living space and another 1,188 +/- square feet worth of unfinished basement ready for your personal touch. There is a total of 4 bedrooms and 3 full baths giving plenty of room for a large family or guest. Attached to the home is a large one-car garage giving you plenty of workspace for any projects. The home also has a large porch that wraps around three sides of the house with a view from the back that is absolutely breathtaking.

On the property is also a large 40'x90' +/- kennel with

electric, heat, and water tied to the building; making for a great opportunity for a small business or a place to hold your animals for short time use. With 40 acres +/- of beautiful Ozark mountain land there is plenty of mature timber and tons of wildlife. There are multiple springs and two small streams that traverse the property. There are many neat rock outcroppings including an old mine site that goes down a short distance into the hillside. This tract also has some fencing along the outer edges of the property. The great thing about this tract is while being in the country you are only 30 minutes away from Yellville or 40 minutes away from Harrison.

Don't miss out on your opportunity to buy this one-of-a-kind Arkansas property. Give Koltin a call today and schedule your viewing at (479) 244-5535.



PROPERTY FEATURES

PRICE: **\$435,000** | COUNTY: **MARION** | STATE: **ARKANSAS** | ACRES: **40**

- Scenic views
- Garage
- Small streams
- Multiple springs
- 40'x90' +/- kennel building
- Gravel county road frontage
- Storage sheds
- Tons of wildlife
- 30 minutes from Yellville
- 40 minutes from Harrison
- 1 hour 5 minutes from Branson



HOME

This home built in 2002 has 2,376 +/- square feet of finished living space and another 1,188 +/- square feet worth of unfinished basement ready for your personal touch.



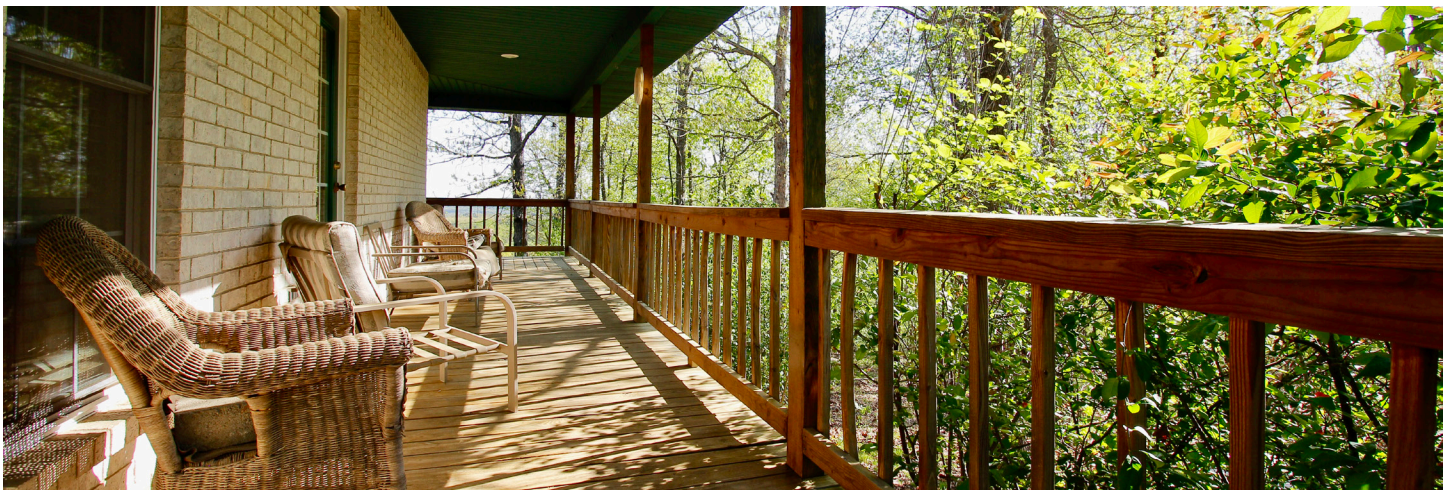
4 BED, 3 BATH



STORAGE SHEDS

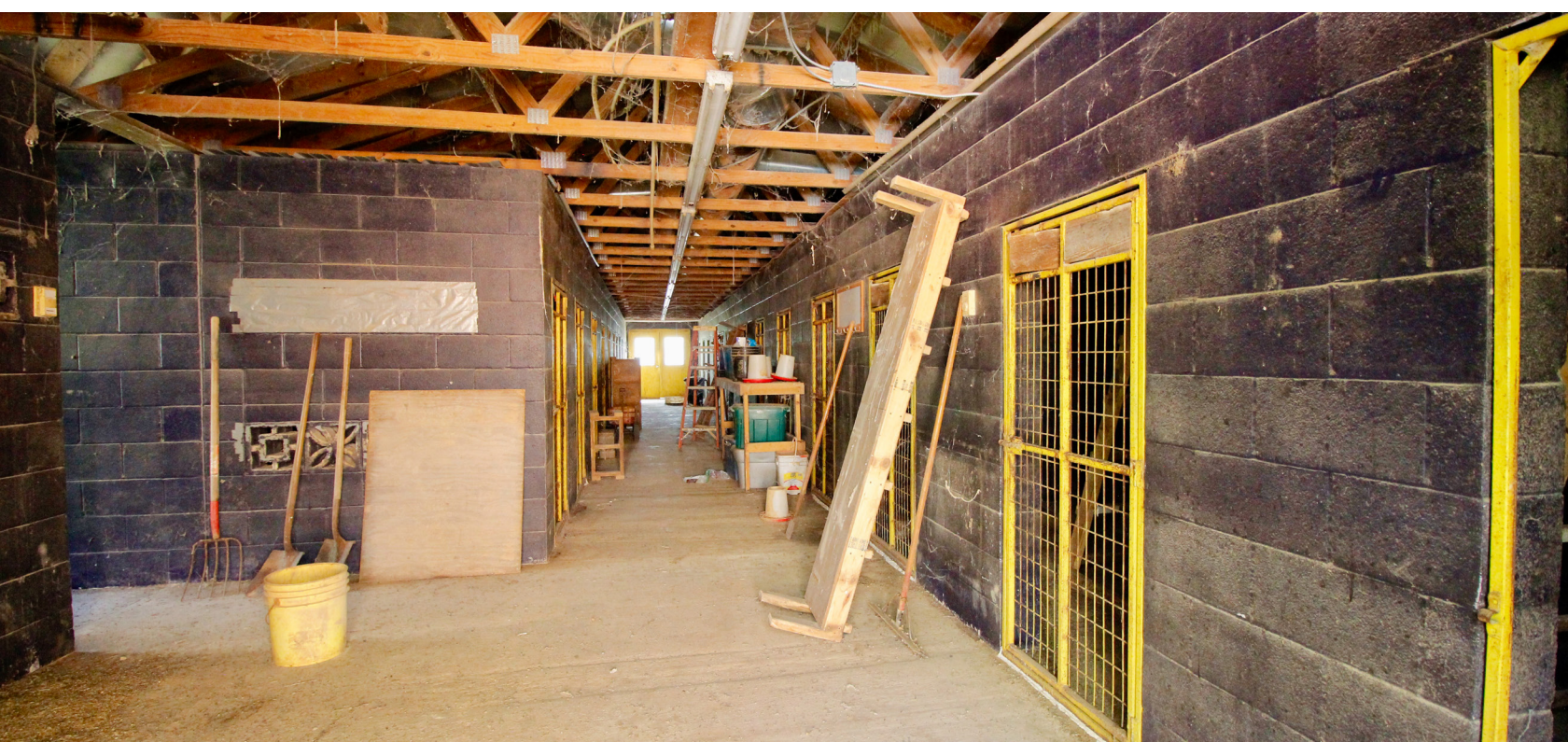


SCENIC VIEWS



40'X90' KENNEL

On the property is also a large 40'x90' +/- kennel with electric, heat, and water tied to the building; making for a great opportunity for a small business or a place to hold your animals for short time use.

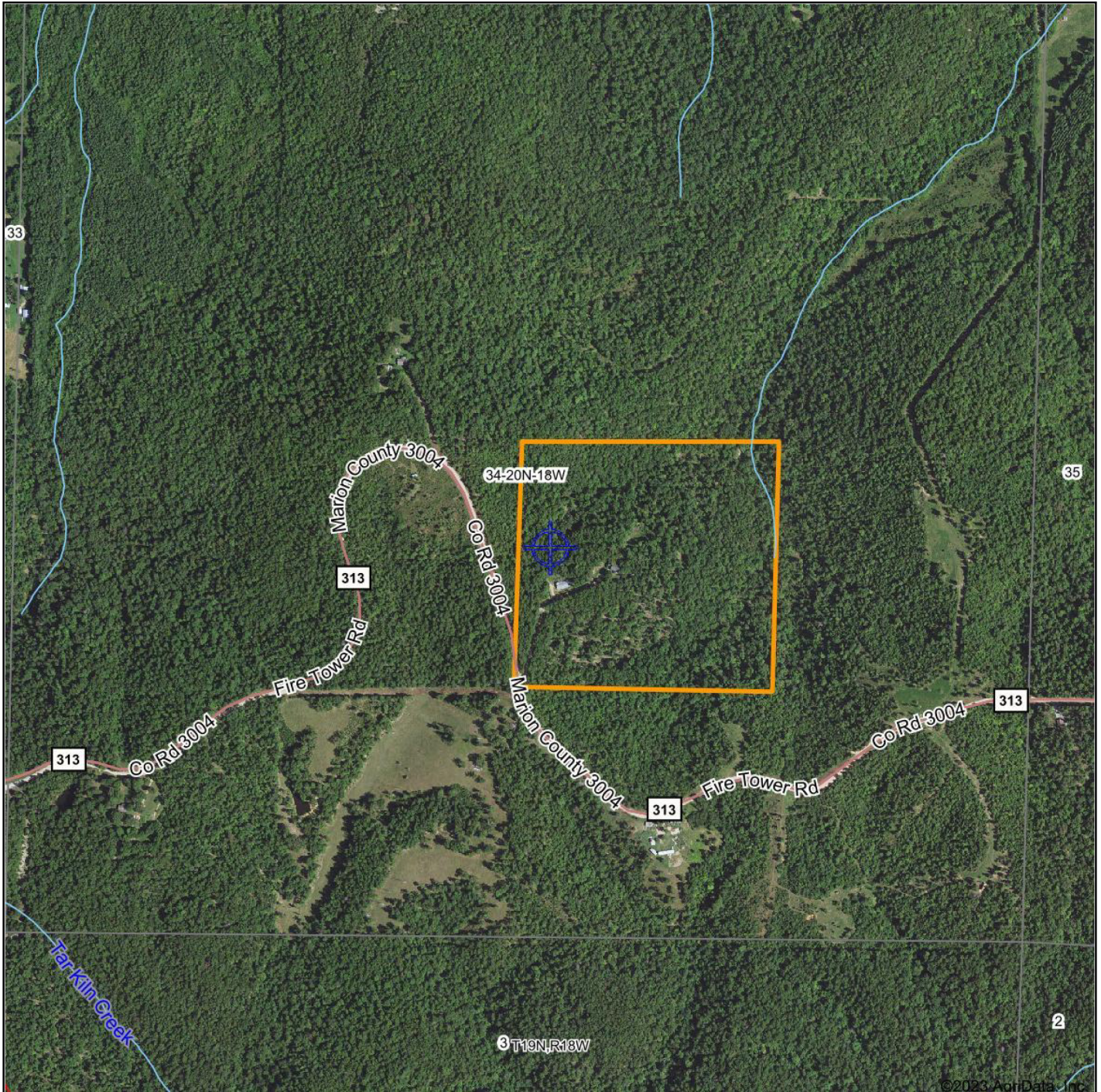


CREEKS, TIMBER, AND ROCK OUTCROPS

There are multiple springs and two small streams that traverse the property. There are many neat rock outcroppings including an old mine site that goes down a short distance into the hillside.



AERIAL MAP



Maps Provided By:



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Map Center: 36° 20' 20.07, -92° 52' 41.73

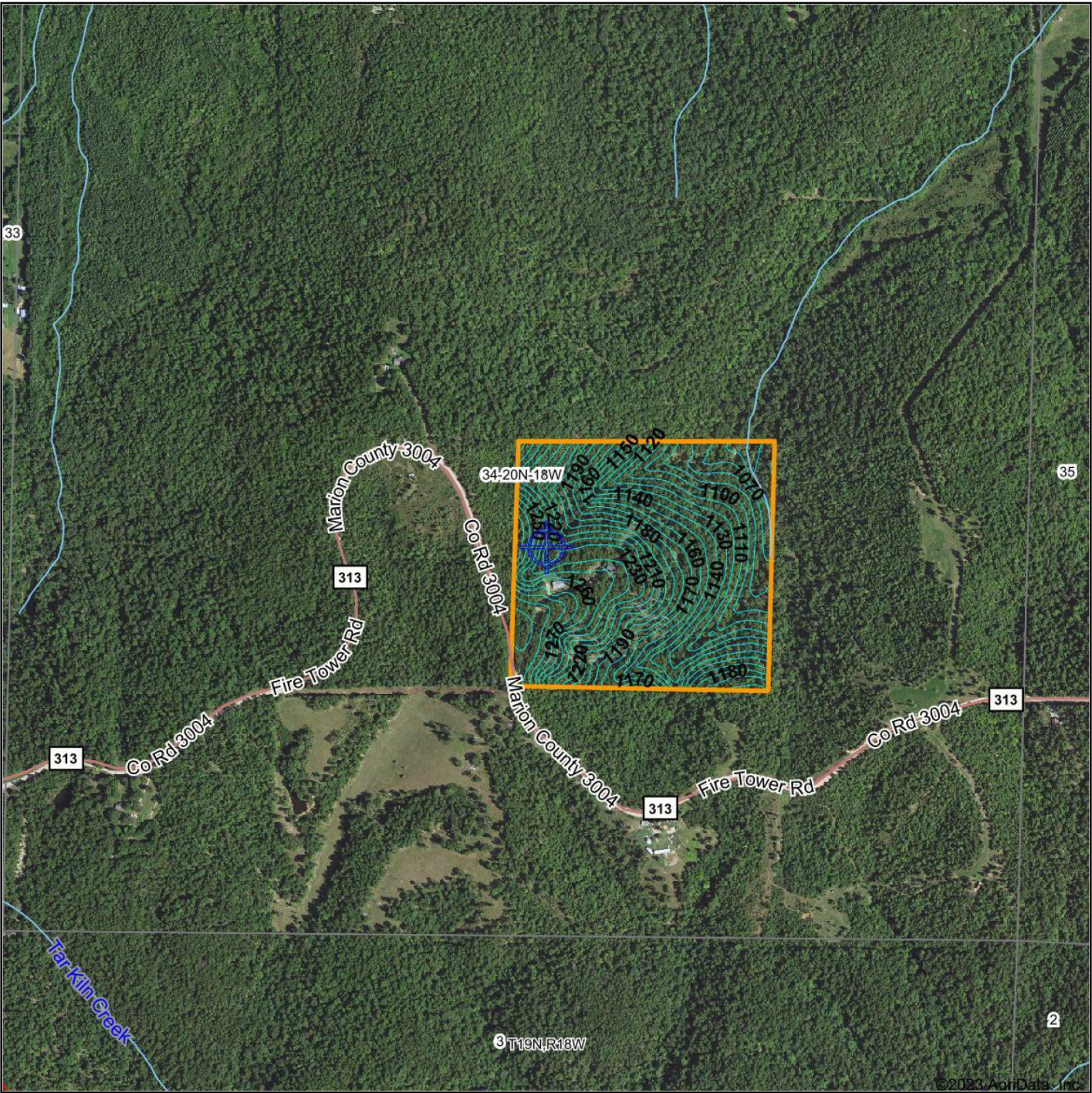
34-20N-18W
Marion County
Arkansas

0ft 823ft 1645ft



4/19/2023

TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 36° 20' 20.07, -92° 52' 41.73

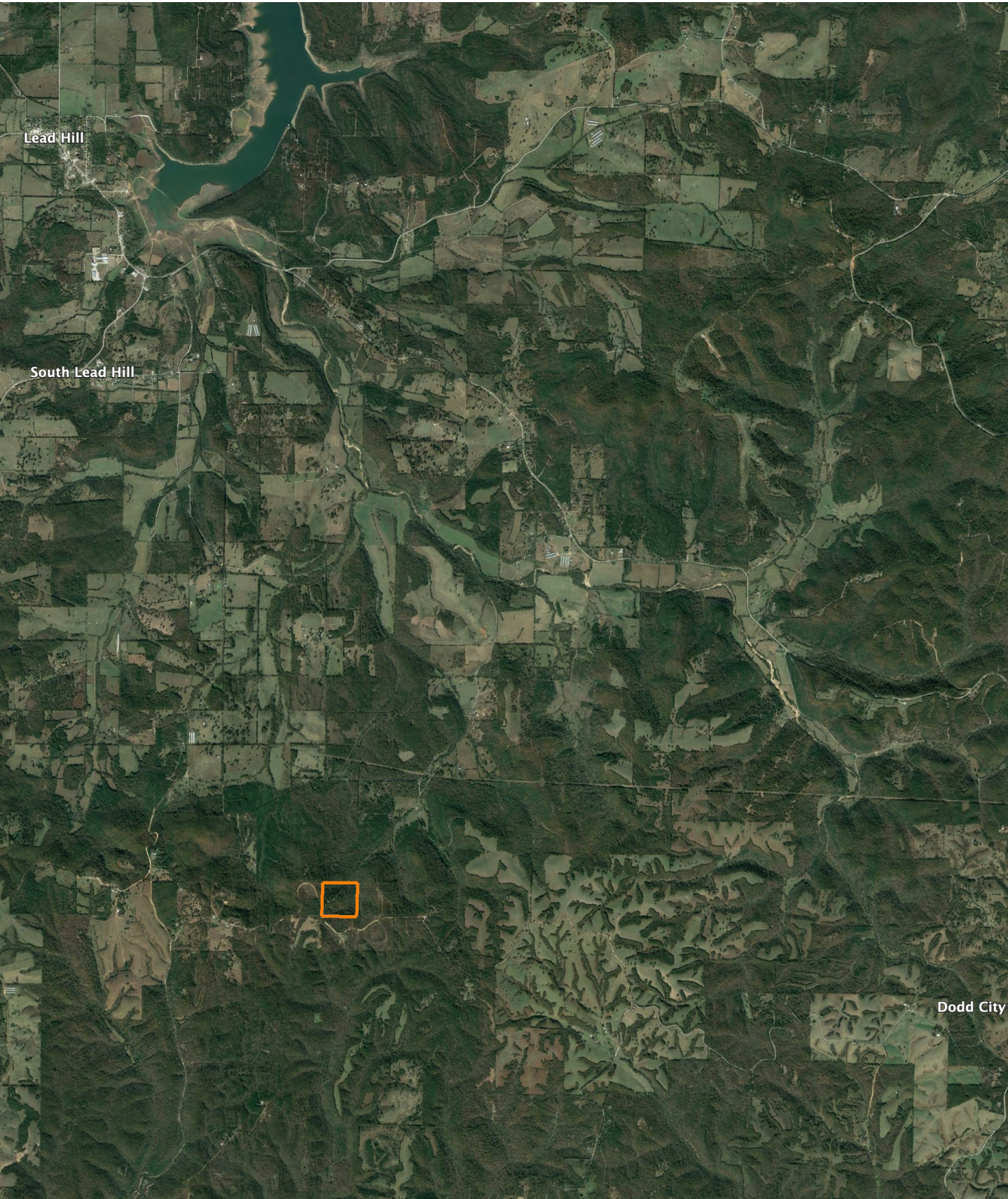
0ft 823ft 1645ft

34-20N-18W
Marion County
Arkansas



4/19/2023

OVERVIEW MAP



AGENT CONTACT

If growing up in the outdoors and working with land owners throughout his life has taught Koltin Massie anything about business, it's that you must be honest, dedicated and determined to get the job done and done right. That's exactly what he does at Midwest Land Group.

Born in Fort Riley, Kansas, Koltin's family moved to Eureka Springs, where he was able to grow up around farmers and family who made a living off the land. He graduated from Eureka Springs High School before attending North Arkansas College, where he obtained his Associate's Degree in Agricultural Sciences, and the University of Arkansas, where he earned a Bachelor's in Agricultural Leadership—Education, Communication and Technologies, and a minor in History.

Koltin pursued a career in auctioneering and, in 2019, while working as an auctioneer, he and his team were recognized as the best auction house in Northwest Arkansas. Even with those accolades, Koltin's passion was in land, and he knew there was a better way to transact it than through an auction house. Looking for the best platform to bring value to landowners, it didn't take long for Koltin to decide on joining Midwest Land Group.

As someone who loves to hunt, fish, and preserve history, Koltin became a member of the Carroll County Historical Society and authored a book about early Eureka Springs developer and local legend John Betten, *The Life and Memoirs of John C. Betten* (2021). His knowledge of the area, involvement in the community, and contacts within the market make him a great asset to every client. If you're looking to buy or sell land in Northwest Arkansas, be sure to give Koltin a call.



KOLTIN MASSIE,

LAND AGENT

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