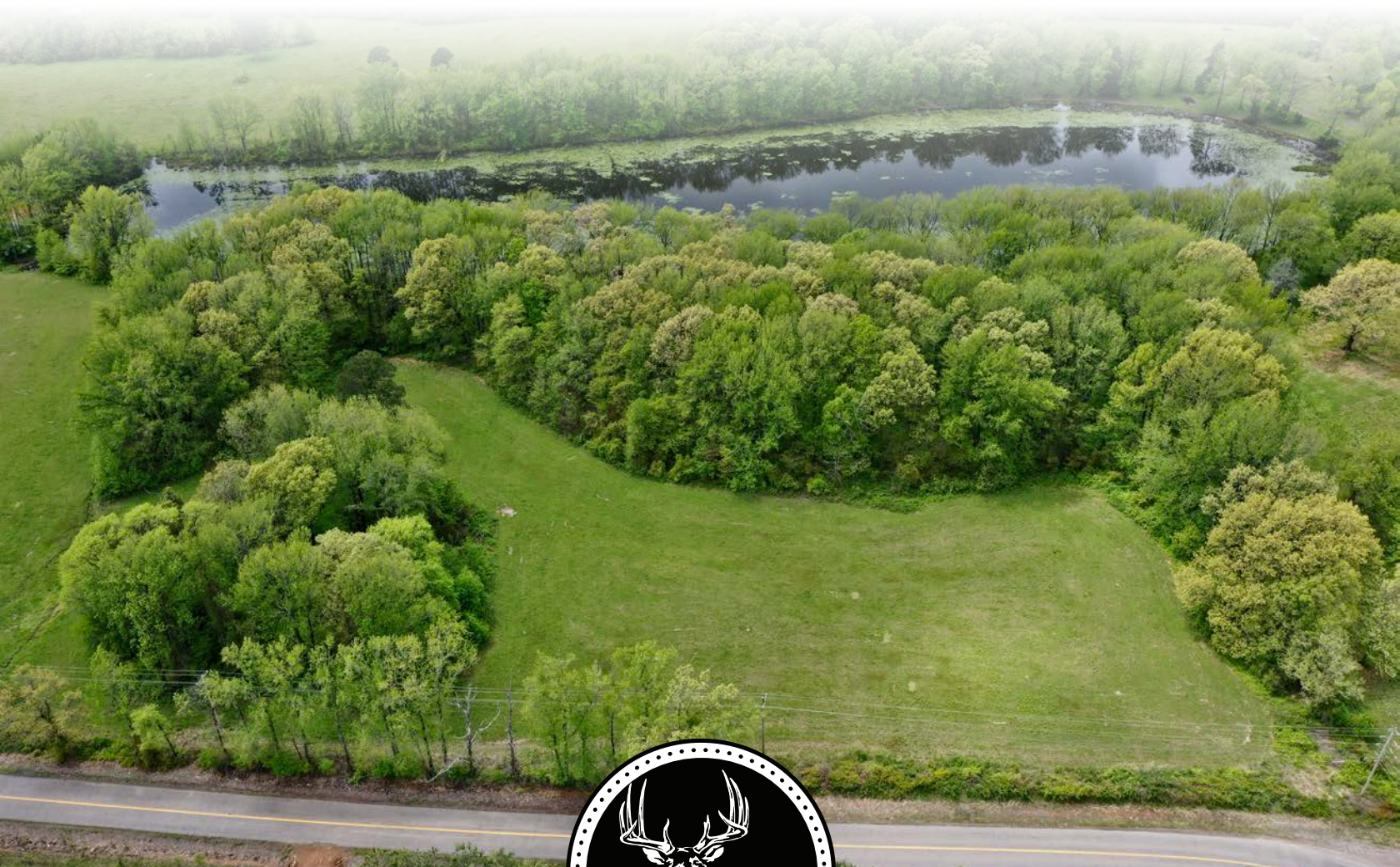


MIDWEST LAND GROUP PRESENTS

9.6 ACRES IN

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# JOHNSON COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# DREAMY HOME BUILD SITE WITH OWNERSHIP & ACCESS TO 9 ACRE LAKE

Located just west of Batson, Arkansas, this 9.6 acre tract has major potential to be the home build site or hobby farm of your dreams. The property includes paved frontage with three-phase power and rural water already on site. The ~2.6 acres of hay meadows are just waiting for you to build a home, barn, or any other structure needed to complete your paradise. The property will also have ~2 acres of ownership of a 9 acre lake, giving you access to fish or recreate on the entire lake from a boat. The remaining acreage is in mixed timber giving this tract a great mix of uses. The location also offers

an ideal basecamp location to take advantage of the recreational activities the area is known for. The world-renowned Mulberry River is just a few minutes' drive to the north and the area is a destination hot spot for UTV trail riding. National Forest access is also available all around the immediate area. If you have been looking for that perfect remote tract to build on this one will be worth a look. Properties in this area do not come on the market very often. Please call Heath Martin for your personal viewing of this amazing property.



# PROPERTY FEATURES

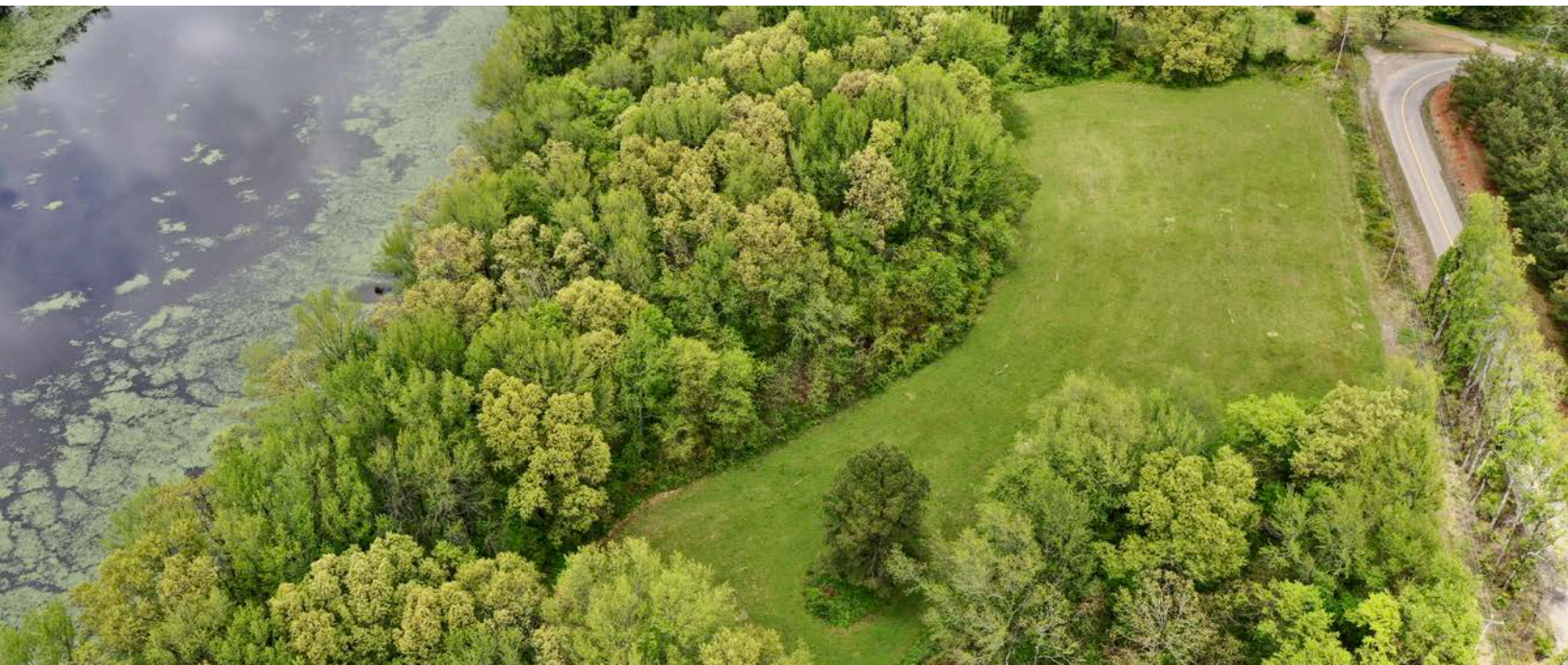
PRICE: **\$99,000** | COUNTY: **JOHNSON** | STATE: **ARKANSAS** | ACRES: **9.6**

- Paved frontage
- ~2 acres ownership and access to a 9 acre lake
- ~5 acres of timber
- ~2.6 acres of hay meadow
- Three-phase power on site
- Rural water on site
- Home build site that dreams are made of
- Hobby farm
- Ideal base camp for numerous recreational opportunities in the area
- Minutes from the Mulberry River
- Area is a destination hot spot for UTV riding
- In the middle of multiple Ozark National Forest access points
- 20 minutes from Ozark, Arkansas



# 9.6 ACRES WITH LAKE ACCESS

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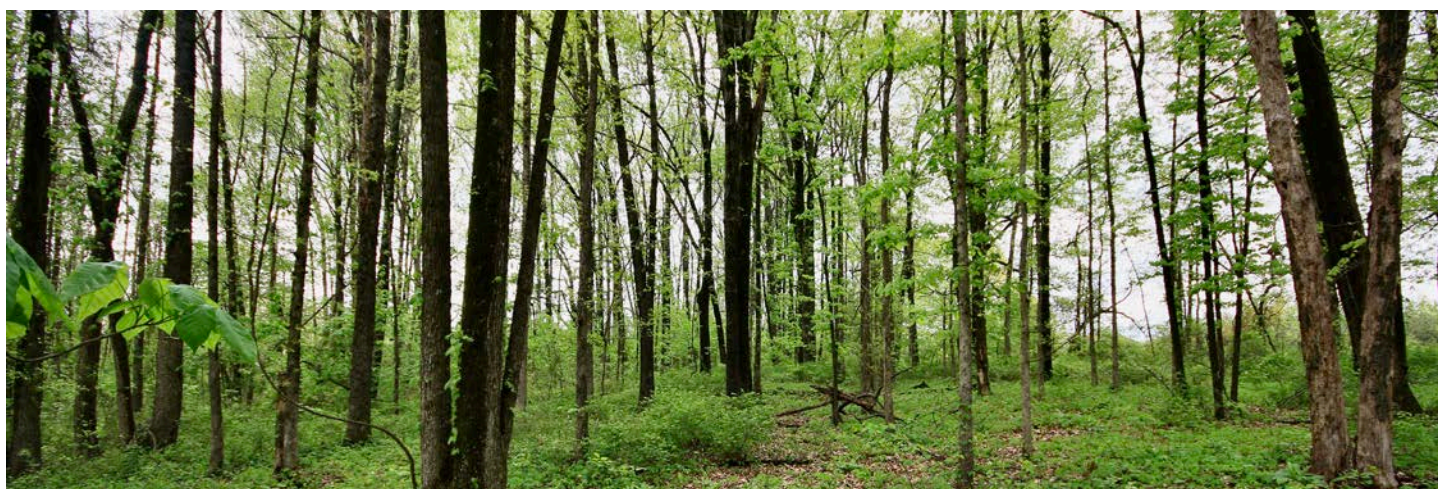
## 2.6 ACRES OF HAY MEADOW

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## 5 ACRES OF TIMBER

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# BUILD SITE

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The ~2.6 acres of hay meadows are just waiting for you to build a home, barn, or any other structure needed to complete your paradise.



# AERIAL MAP



Map Center: 35° 37' 7.18, -93° 40' 31.54



**17-11N-25W**  
**Johnson County**  
**Arkansas**



5/2/2023



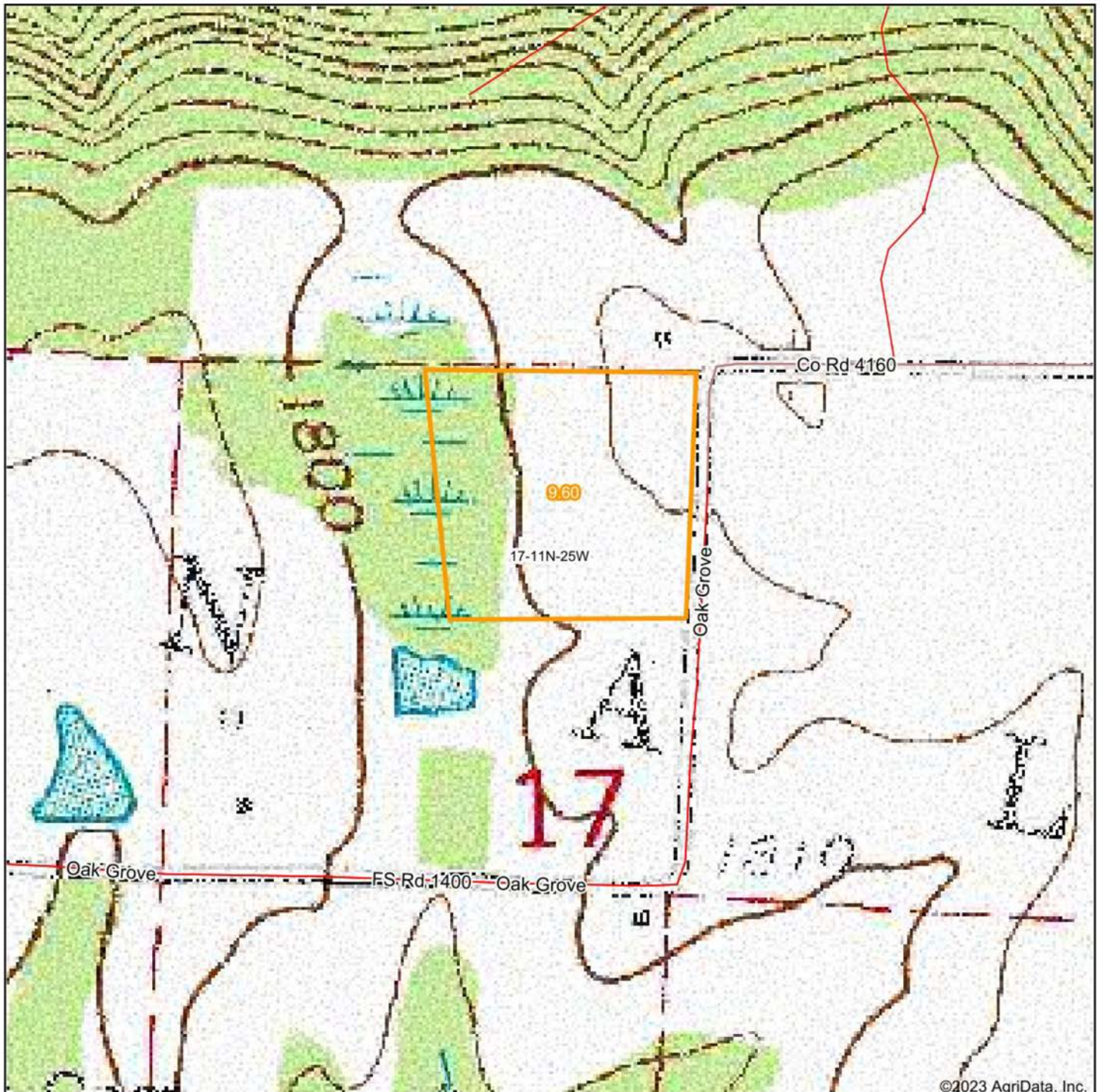
Maps Provided By:



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# TOPOGRAPHY MAP



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map center: 35° 37' 7.18, -93° 40' 31.54



Maps Provided By:



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17-11N-25W  
Johnson County  
Arkansas

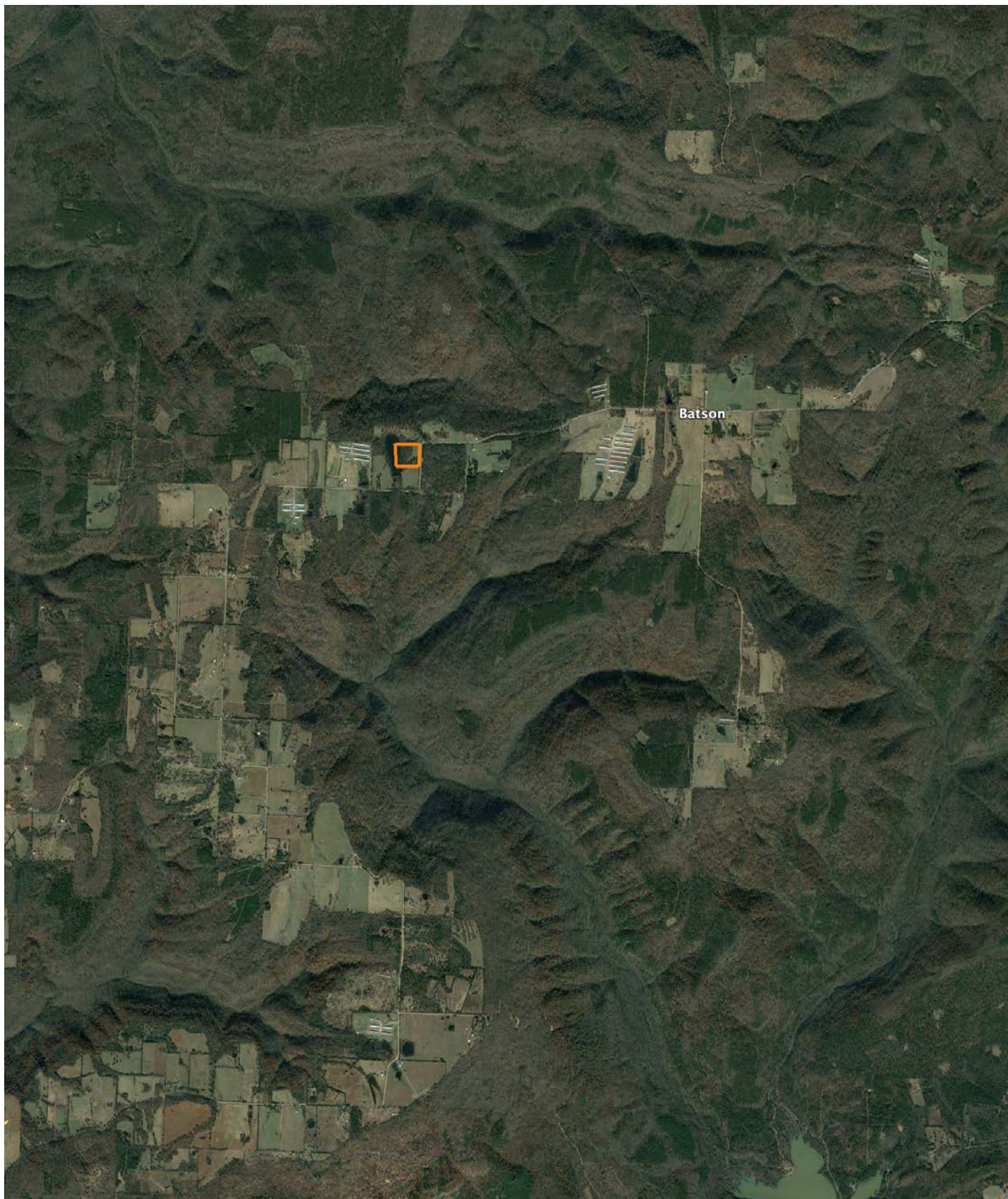


5/2/2023



# OVERVIEW MAP

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# AGENT CONTACT

Heath Martin was born in DeQueen, Arkansas, a small town near the Oklahoma border and was raised just across the state line in the far Southeastern corner of Oklahoma. Heath grew up around the cattle and timber industries, and has been hunting and fishing for as long as he can remember. "In Western Arkansas, there isn't much you can do with land that I haven't been somewhat involved with. If you're buying land in this area, it's usually for raising cattle, timber investment, hunting and recreation or a combination of all four," Heath says. You'd have a hard time finding a land agent who knows more about land management for cattle, timber or hunting in Western and Central Arkansas than Heath. If he doesn't know the answer or solution off the top of his head, he sure knows where to find it.

Heath attended Carl Albert State Junior College, University of Central Arkansas and Arkansas Tech University and holds a wildlife biology degree. Prior to becoming a Midwest Land Group agent, he worked in land surveying, the oil and gas industry, wildlife management and for the National Forest Service. "I have always loved land, the outdoors and hunting. Being a land agent combines aspects of all three of those into one career. Spending time talking about these things with buyers and sellers is what I enjoy most," explains Heath. His wife, Lindsey, is also a Midwest Land Group land agent. Heath helps manage his in-law's family ranch where they have converted it from a working cattle operation to a world-class hunting property in the Ouachita Mountains.

He has an impressive amount of knowledge about deeds, leases, environmental regulations and land management, not to mention a long list of accomplishments in deer, turkey and bear hunting. Only seven Boone and Crockett black bears have ever been harvested in Arkansas, and Heath is responsible for taking two of those bears with a bow. He is a former national and world champion amateur 3D archer. Heath is a published outdoor writer and an outdoor videographer who produces multiple episodes a year for renowned deer biologist, Dr. Grant Woods' wildly popular GrowingDeer.tv. Heath is QDMA Level 1 certified and is a certified remote UAS pilot (commercial drones). Heath can help you find the perfect property for whatever land use you want. Start by telling him exactly what you're looking for in a piece of land.



**HEATH MARTIN**, LAND AGENT  
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**[MidwestLandGroup.com](http://MidwestLandGroup.com)**

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