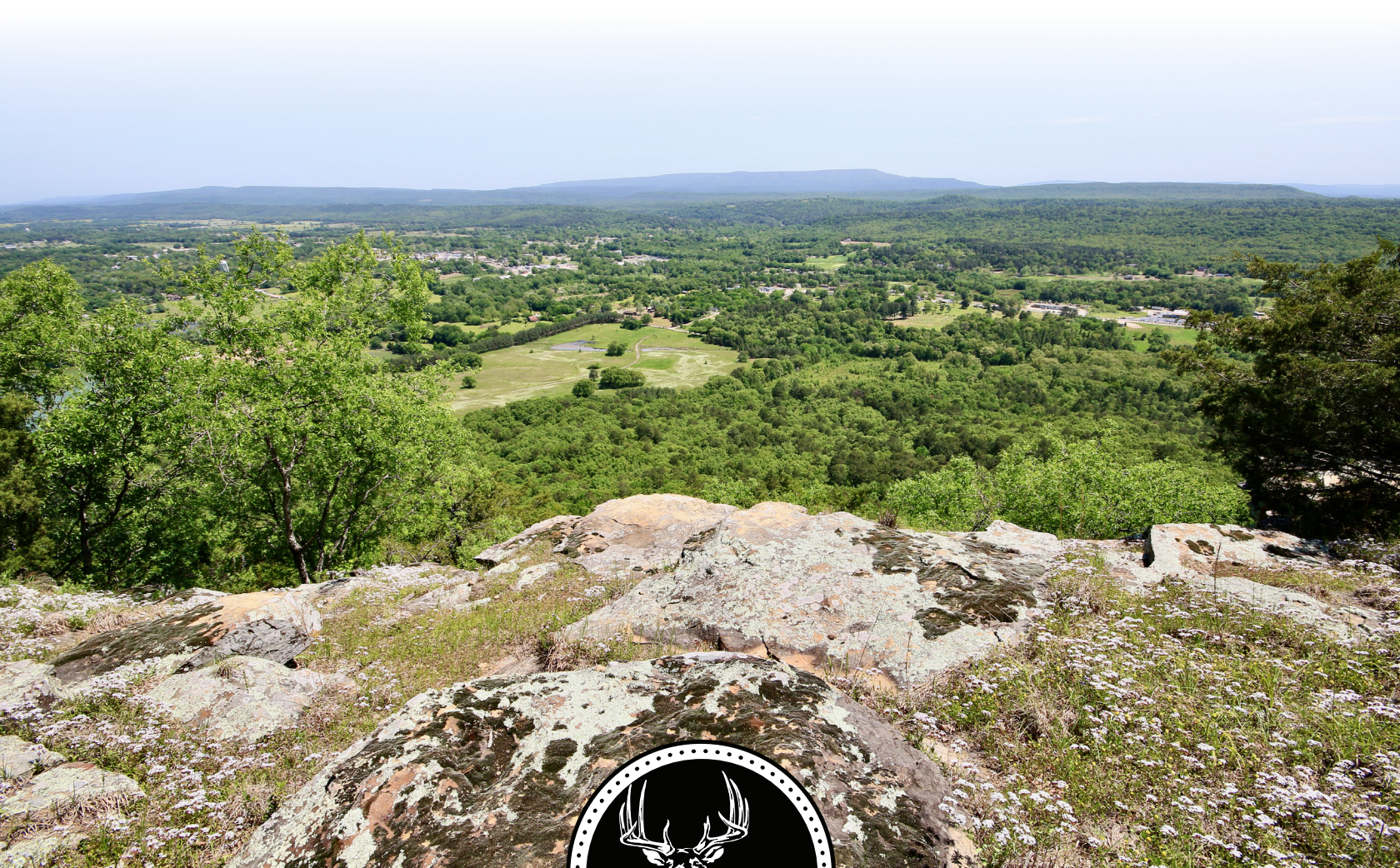


MIDWEST LAND GROUP PRESENTS

43 ACRES IN

LOGAN COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ONCE IN A LIFETIME OPPORTUNITY TO OWN THIS MOUNTAINTOP OASIS

This is truly a once in a lifetime opportunity. These magnificent 43 acres sit atop Short Mountain. At an elevation of 980 feet, this property sits 580 feet above the valley below, providing some of the most spectacular views of the valley possible in this area. This property conveniently sits right in the exact center of the path of the Great American Solar Eclipse happening on April the 8th 2024, there will be no other private property that offers perfect views of the eclipse like this one will. The property is accessed via a county-maintained road up the side of Short Mountain to the property. Once you pull through the locked gated access into this property you will immediately notice why this place is special. Approximately 7.5 acres is perfectly flat being on top of this great mesa. Quiet tranquility is the words that come to mind on this property as there is a peaceful comfort

while being there not attained in many locations. The rare opportunity to build your dream home overlooking the amazing views offered by this tract may never be available again in our lifetime. There is three-phase power already on the mountain on the adjacent property. There is 1 small branch and a small waterfall overlooking the panoramic views.

This property sets up nicely for building cabins, for an Airbnb rental, or again just building your own personal retreat or family home. If you are looking for that rare opportunity to build the home of your dreams, this may be the best property in the multi-county area to achieve those goals. Please, give Heath Martin a call to schedule your very own personal tour of this once in a lifetime offering. Properties like this are truly a rare find.



PROPERTY FEATURES

PRICE: **\$119,900** | COUNTY: **LOGAN** | STATE: **ARKANSAS** | ACRES: **43**

- Quiet seclusion and privacy
- Magnificent panoramic views from the top of the Short Mountain
- Right in the center of the path of the Great American Solar Eclipse on April 8th, 2024
- County road maintained to the top of the mountain
- Gated entrance
- Small branch and waterfall
- Three-phase power on adjacent property
- Great opportunity to build your dream home overlooking the valley below
- Property provides great deer hunting
- One of a kind opportunity to own a portion of the top of Short Mountain
- Just 2 miles from downtown Paris, Arkansas



VIEWS FROM THE TOP OF THE SHORT MOUNTAIN

These magnificent 43 acres sit atop Short Mountain. At an elevation of 980 feet, this property sits 580 feet above the valley below, providing some of the most spectacular views of the valley possible in this area.



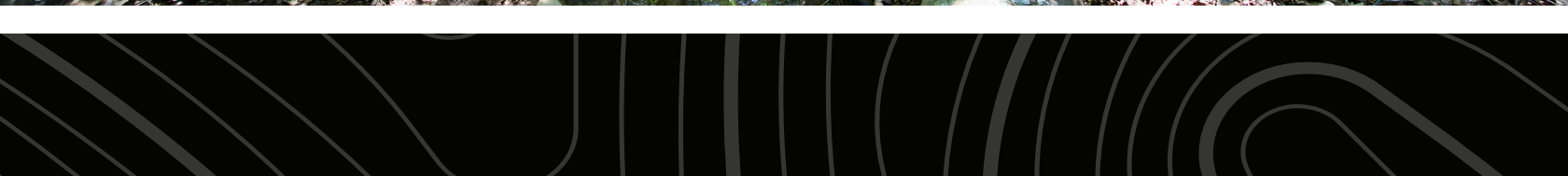
COUNTY MAINTAINED ROAD



QUIET SECLUSION AND PRIVACY



SMALL BRANCH AND WATERFALL



BUILD SITE OPPORTUNITIES



ADDITIONAL PROPERTY PHOTOS



OVERVIEW MAP



AERIAL MAP



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Maps Provided By:



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Map Center: 35° 18' 11.99, -93° 45' 0.94

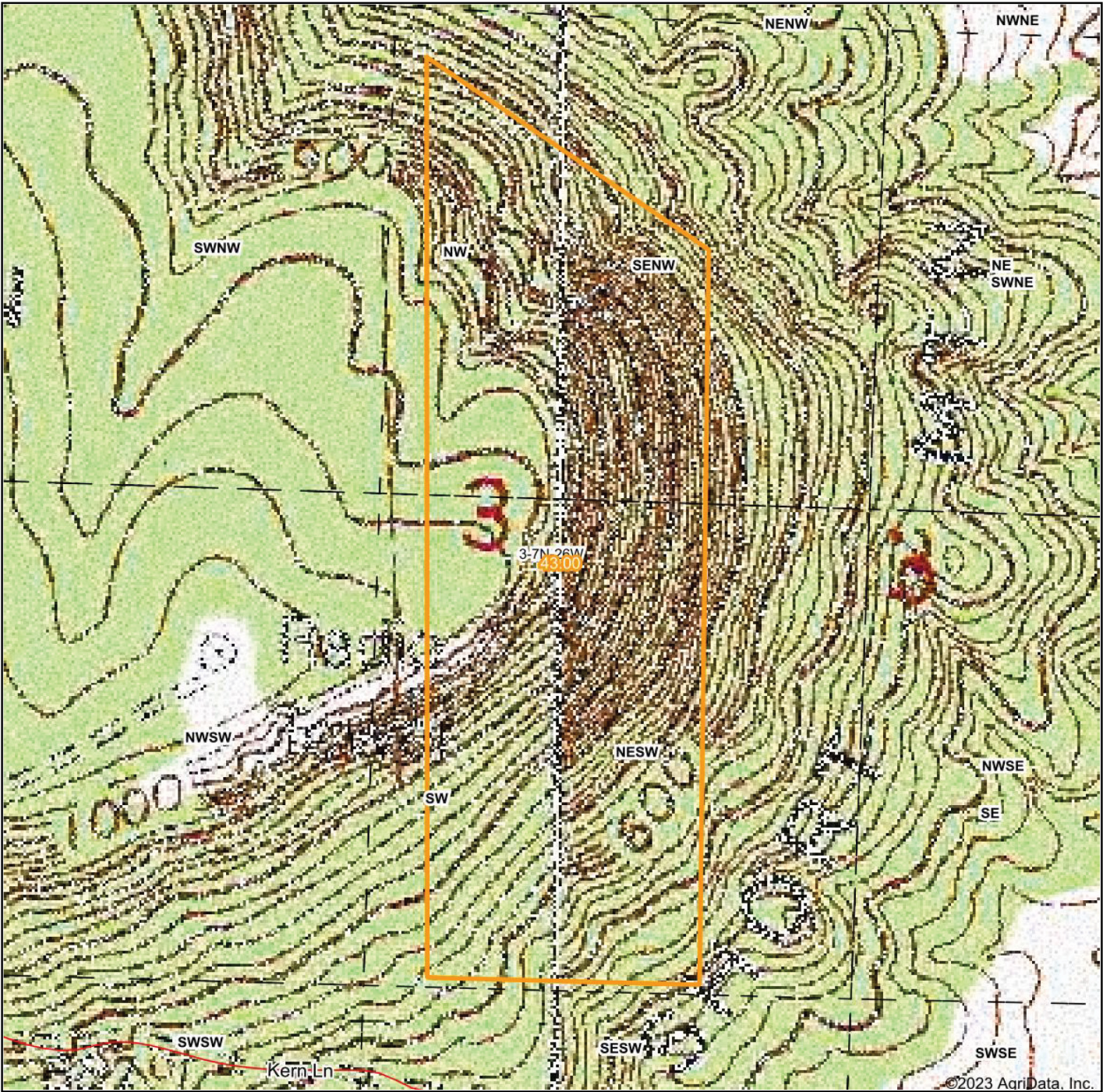
0ft 446ft 891ft

3-7N-26W
Logan County
Arkansas



5/15/2023

TOPOGRAPHY MAP



map center: 35° 18' 11.99, -93° 45' 0.94

0ft 446ft 891ft

3-7N-26W
Logan County
Arkansas



5/15/2023



Maps Provided By:



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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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