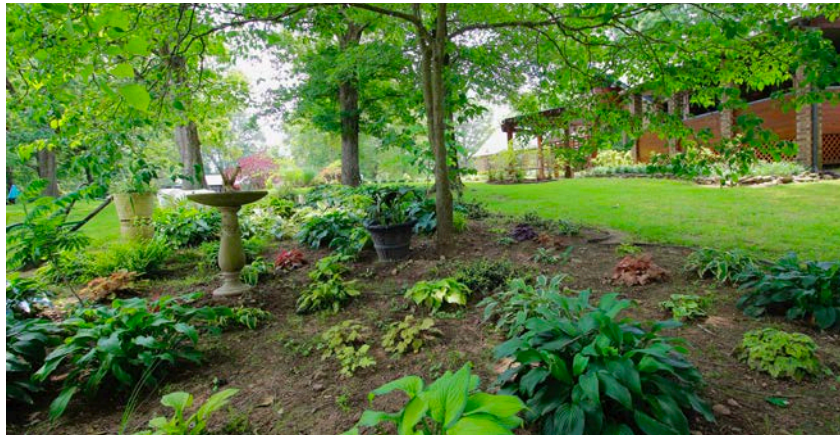
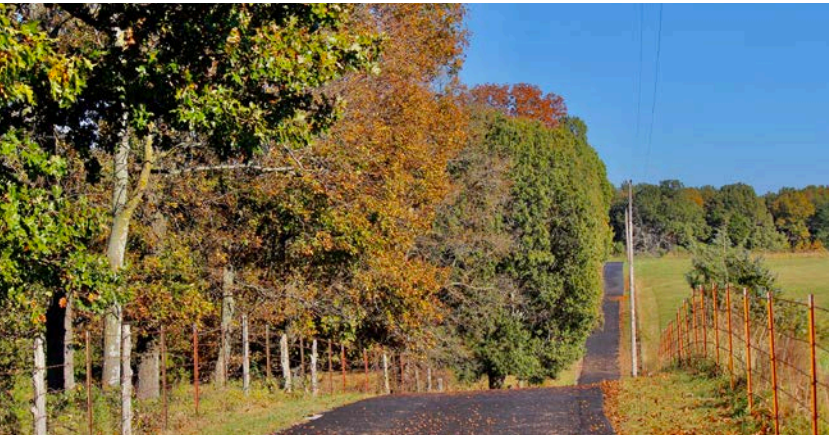


MIDWEST LAND GROUP PRESENTS



BOONE COUNTY, AR

25 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

25 +/- ACRE PREMIER ESTATE WITH HOME, GUEST HOUSE, & 6 OUT-BUILDINGS NEAR JASPER

This 25 +/- acre estate property has more to offer than almost imaginable and the landscaping is exquisite. It all begins with paved road frontage and a half-mile private asphalt driveway. This amazing driveway meanders through flower-filled pastures, majestic timber, and a fully stocked pond to include catfish, perch, and bass. Upon entering the property you're greeted by a 3,129 +/- square foot custom brick home with an attached 675+/- square foot garage. The main floor features a beautiful master bedroom with a full bath, kitchen, bar, 2 guest bedrooms, 1 guest bath, an open living room with a floor-to-ceiling stone fireplace, and a mud room. Upstairs you will find a relaxing loft area with a private balcony overlooking the mountains and beautifully landscaped grounds. There is a partial basement that consists of a second attached garage, laundry area, sauna, exercise room, and storage space. If you enjoy entertaining this estate only gets better as there's a large outdoor kitchen and an expansive newer deck overlooking your private in-ground pool. If the main house wasn't enough to pique your curiosity, there are six additional outbuilding's totaling over 8,300 square feet. The first building is 2,000 square feet to include a 1,000 +/- square foot garage and a finished 1,000+/- square foot apartment equipped with heat, A/C, partial kitchen, bathroom, bedroom, and its own septic system. The perfect location to create some rental income and

lots of possibilities to add additional living quarters. The second building is 1,500+/- square feet and equipped with a partial kitchen, bathroom, air conditioning, heat, its own private septic, large garage doors, and is well insulated. The third building is a 2,800 +/- square foot stable to include an office, tack room, feed room, and 3 stables. The stable barn is supported with power, water, and two bay doors. Also located just outside, is an easily accessible set of working pens and a squeeze chute. The fourth building is a 1,230 +/- square foot barn equipped with power and would be great for keeping your hay dry or additional equipment. The fifth building is an 800 +/- square foot open-face building with a concrete floor. The sixth building is located just below the pond and home and is currently being used to store firewood. The development and investment opportunities are limitless on this unrestricted property. One could create dozens of additional quality cabins, building sites for homes, and options for Airbnb are tremendous. The land is all usable, mostly level, and favorable for about anything you can dream up. No matter your desire, a private retreat with a view, a development for investment opportunities, or just a rental property with excellent access to Jasper, Harrison, Buffalo River, or world-class fishing; it's all right here at your fingertips. For your personal tour contact Jon Massie with Midwest Land Group, LLC at (785) 313-0981.

PROPERTY FEATURES

PRICE: **\$925,000** | COUNTY: **BOONE** | STATE: **ARKANSAS** | ACRES: **25**

- Home
- In-ground pool
- Apartment
- Paved internal driveways
- 6 total outbuildings/shops/barns
- Working livestock pens
- Pond
- Fully fenced & cross-fenced
- Amazing landscaping
- Massive mature timber
- Pasture
- Lots of updated renovations
- Outdoor kitchen



3,129 SQ. FT. CUSTOM BRICK HOME

The main floor features a beautiful master bedroom with a full bath, kitchen, bar, 2 guest bedrooms, 1 guest bath, an open living room with a floor-to-ceiling stone fireplace, and a mud room. Upstairs you will find a relaxing loft area with a private balcony overlooking the mountains and beautifully landscaped grounds.



IN-GROUND POOL



OUTDOOR KITCHEN



APARTMENTS/SHOPS

The first building is 2,000 square feet to include a 1,000 +/- square foot garage and a finished 1,000+/- square foot apartment equipped with heat, A/C, partial kitchen, bathroom, bedroom, and its own septic system. The second building is 1,500+/- square feet and equipped with a partial kitchen, bathroom, air conditioning, heat, its own private septic, large garage doors, and is well insulated.



STABLE & WORKING PENS

The third building is a 2,800 +/- square foot stable to include an office, tack room, feed room, and 3 stables. The stable barn is supported with power, water, and two bay doors. Also located just outside, is an easily accessible set of working pens and a squeeze chute.



FENCED & CROSS-FENCED



POND



AERIAL MAP



TOPOGRAPHY MAP



©2023 AgriData, Inc.



Maps Provided By:



Source: USGS 3 meter dem
Interval(ft): 20.0
Min: 1,235.6
Max: 1,326.7
Range: 91.1
Average: 1,286.0
Standard Deviation: 17.59 ft

0ft 453ft 907ft

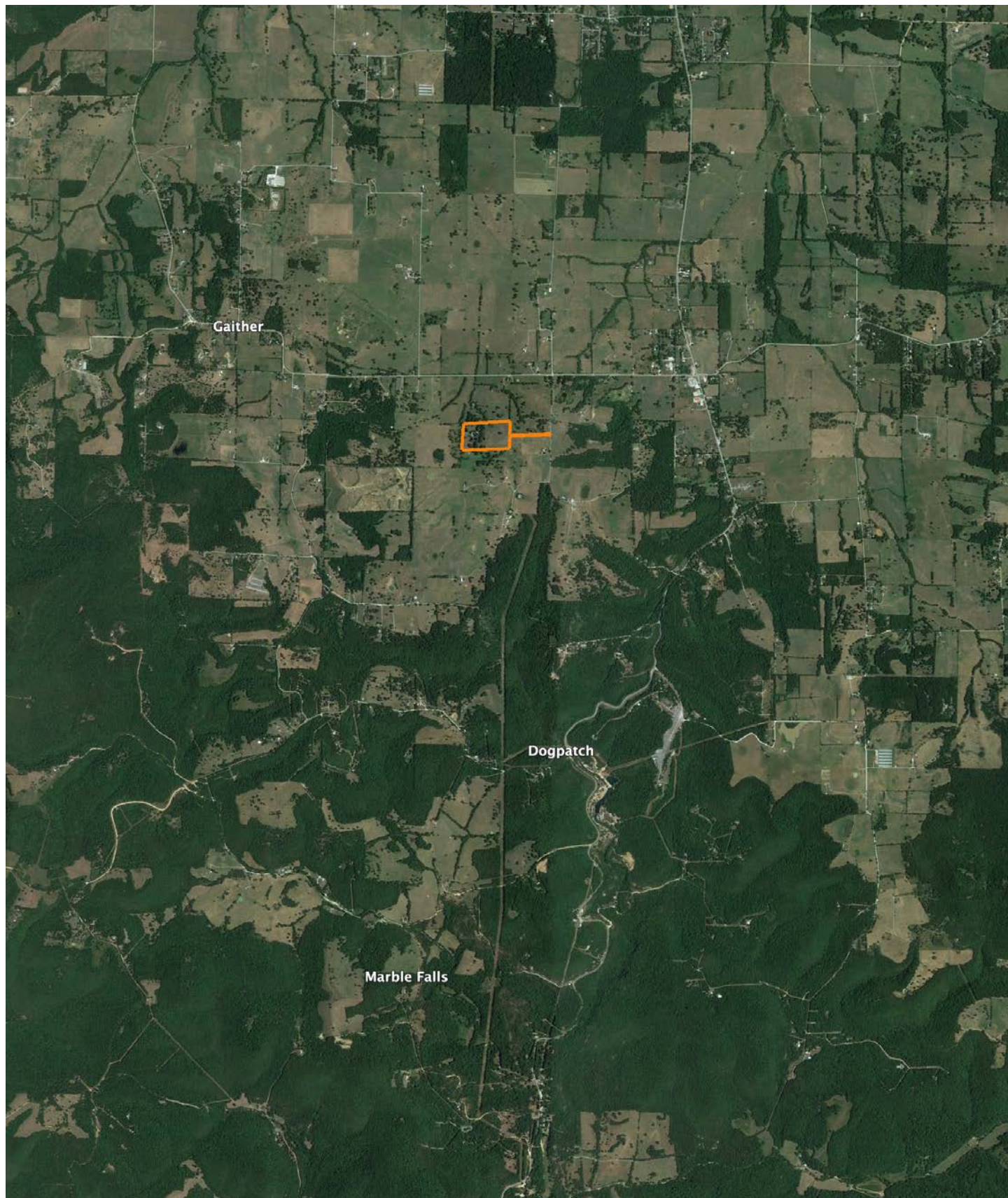


4/2/2023

7-17N-20W
Boone County
Arkansas

Map Center: 36° 8' 8.12, -93° 8' 34

OVERVIEW MAP



AGENT CONTACT

Jon Massie is a man of the land. He's been the owner of a hunting guide service, manufacturer's rep company, and an expert in land and wildlife management since 2004. Throughout this time, Jon has learned how to identify the strengths in a tract of land and has helped many people find that perfect combination of value and potential. He covers Arkansas and southwest Missouri.

Born in Texas, but hailing mostly from Kansas, this Army veteran lived in a lot of places before settling down in Eureka Springs, Arkansas with his wife, Sarah, and son, Koltin, who Jon is proud to say is majoring in agriculture. Jon has nearly 20 years' experience in sales and holds his share of sales achievements. He enjoys hunting deer, turkey, and shed antlers. His best skill is an innate ability to see a property's hunting potential, and choose optimal stand and food-plot locations.

He currently has three deer in the Boone & Crockett record books, has been on the cover of North American Whitetail, and has harvested several deer and turkey on film. Jon is a firm believer in the adage, "You only get what you put into it." He wants his clients to know that he gives 100% to every transaction and that he will always be honest and upfront, always putting your interests ahead of his. That's how Jon does business.



JON MASSIE, LAND AGENT
479.439.6905
JMassie@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.