

MIDWEST LAND GROUP PRESENTS

17 ACRES IN

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# DREW COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 17 +/- ACRES OF PREMIUM COMMERCIAL PROPERTY

Sitting in the heart of a growing southeast Arkansas college town lays this 17 +/- acres right off of Highway 425 that runs straight through the edge of town where most of the businesses in Monticello have set up camp. You will not find a better area and location to subdivide using the recent survey with 17 lots. 16 of

the lots are from .5 acres to .75 acres and the east lot is around 7.5 +/- acres for those apartment complexes that will be full before they are ever finished. Sellers would love to sell the parcel as a whole and let the new owners divide for a profit but would consider selling lots.



# PROPERTY FEATURES

PRICE: **\$1,625,000** | COUNTY: **DREW** | STATE: **ARKANSAS** | ACRES: **17**

- Investment
- Subdivided or whole
- Commercial
- Development potential
- Main retail and business district
- Leveled and cleared
- Surveyed 17 separate lots
- Two easy access points
- High-ground commercial site
- All utilities at property line



# DEVELOPMENT POTENTIAL

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# LEVELED AND CLEARED

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# TWO EASY ACCESS POINTS

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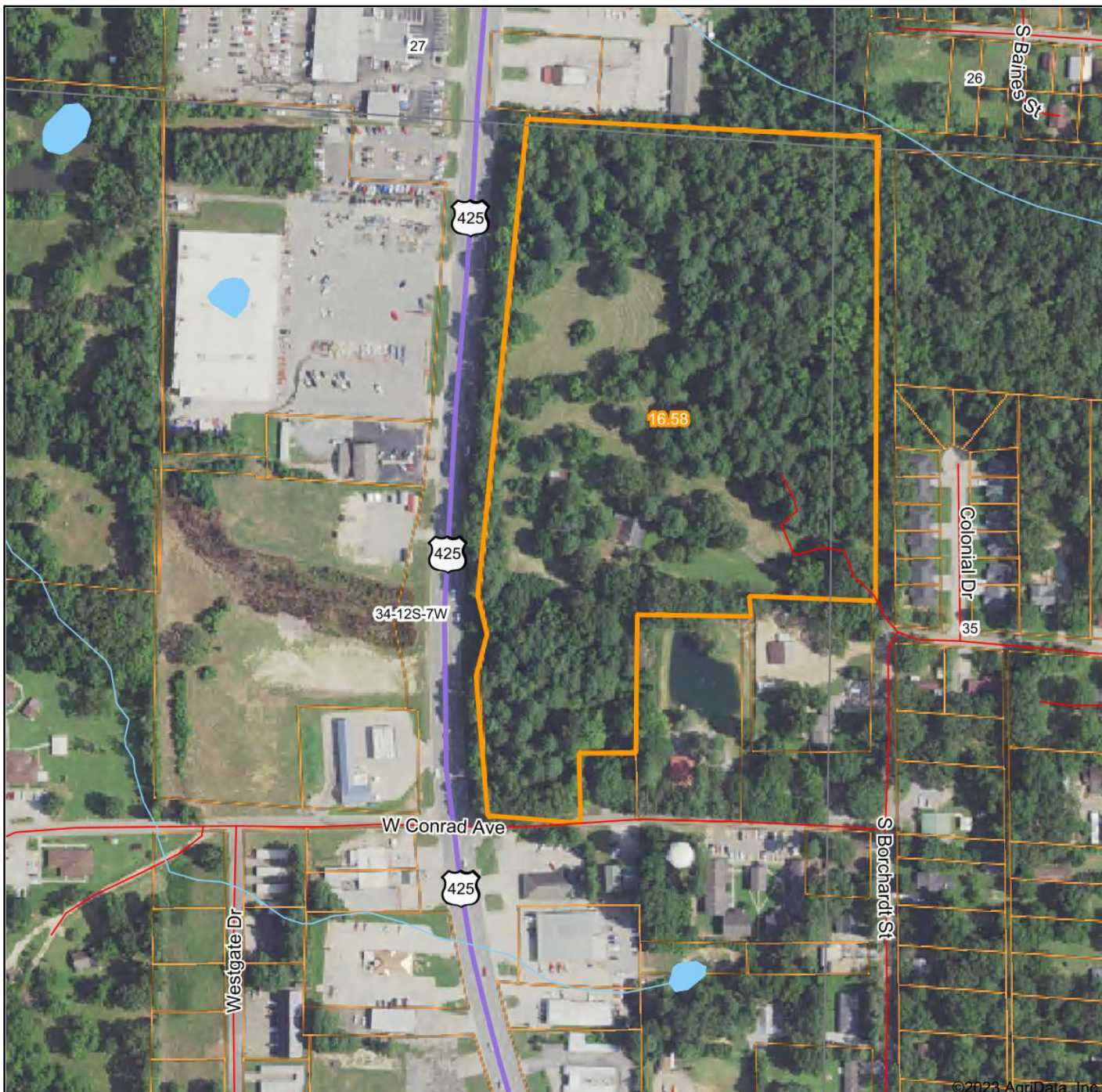


# MAIN RETAIL AND BUSINESS DISTRICT

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# AERIAL MAP



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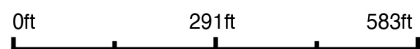
Maps Provided By:



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Map Center: 33° 37' 27.81, -91° 48' 7.55

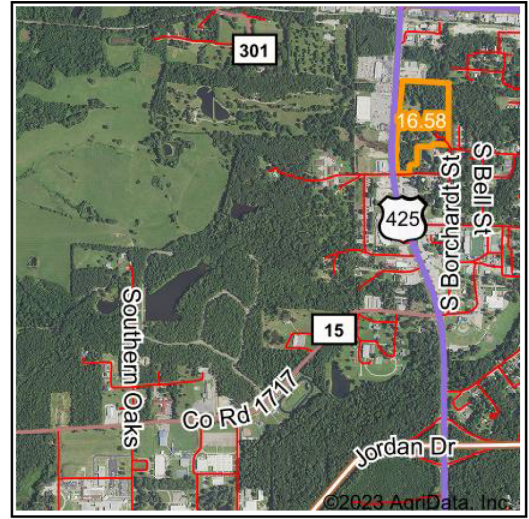
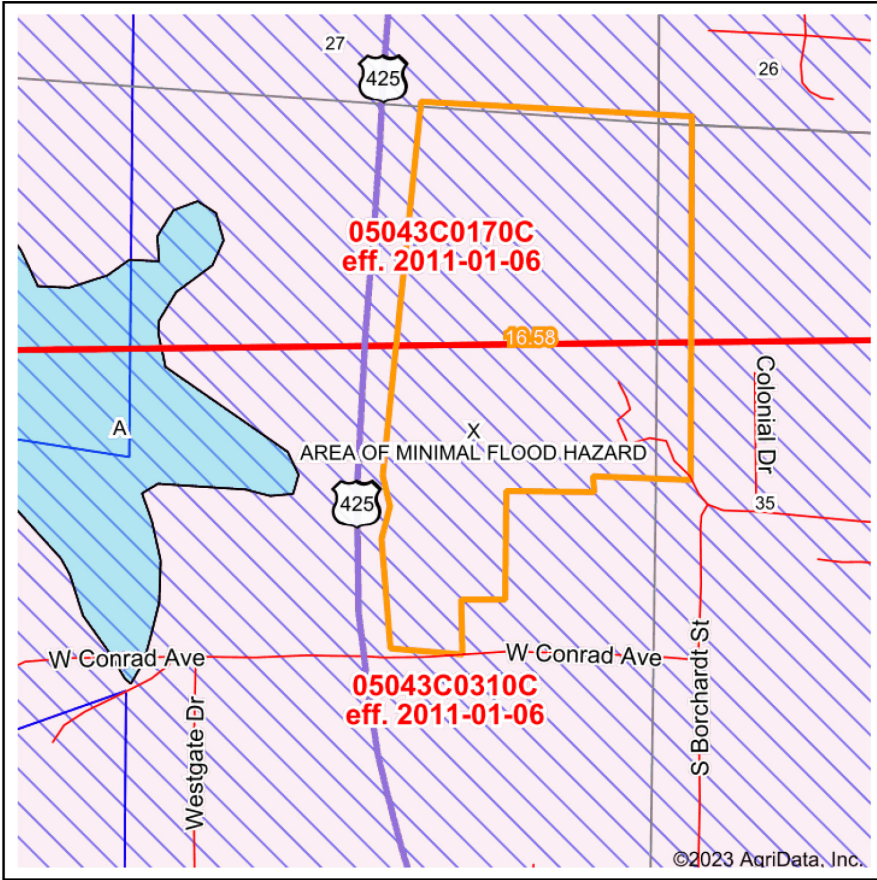


**34-12S-7W**  
**Drew County**  
**Arkansas**



5/30/2023

# FEMA MAP



Map Center: 33° 37' 27.81, -91° 48' 7.55  
 State: AR Acres: 16.58  
 County: Drew Date: 5/30/2023  
 Location: 34-12S-7W  
 Township: Marion



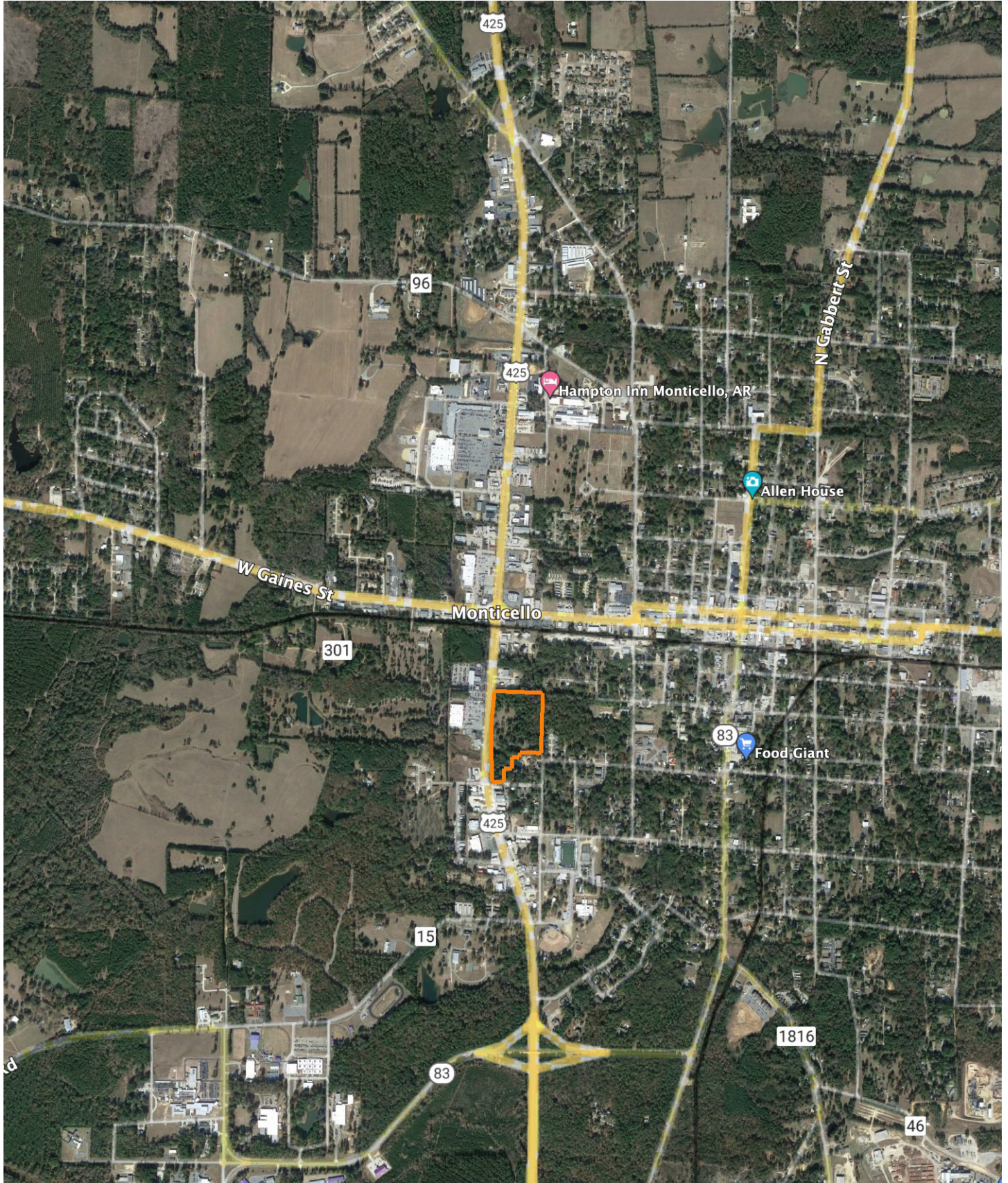
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Name	Number	County	NFIP Participation	Acres	Percent
CITY OF MONTICELLO	050074	Drew	Regular	16.58	100%
<b>Total</b>				16.58	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	16.58	100%	
<b>Total</b>				16.58	100%
Panel	Effective Date	Acres	Percent		
05043C0170C	1/6/2011	8.73	52.7%		
05043C0310C	1/6/2011	7.85	47.3%		
<b>Total</b>		16.58	100%		



# OVERVIEW MAP



## AGENT CONTACT

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If there's anyone who knows farmers and landowners, it's land agent Jeff Watson. Having grown up on a dairy farm in southern Missouri, Jeff understands the value of a hard work ethic. His experience on the farm helped prepare him for understanding the needs of local farmers. For 10 years, he identified farmers' grain bin drying needs. He developed strategies and utilized technology to help bring efficiency and revenue back to their operations. Jeff is all about finding solutions, building relationships, and putting clients' needs above all else.

An outdoors enthusiast at heart, like many of his clients, Jeff enjoys hunting, fishing, hiking and camping. He also enjoys barbecuing and smoking meats, watching or coaching his kids' softball and baseball teams, and working on his farm in Missouri, where he runs cattle. At Midwest Land Group, he's able to combine his passion for the outdoors - something he's loved since childhood - with his prior experience in sales and agriculture. When not guiding friends on whitetail hunts or working with them on land strategies, you can find Jeff participating in his church's outreach efforts throughout the state of Arkansas. Jeff is married to his wife, Jennifer, and they have four kids, Kylee, Kelcie, Kiara, and Josh.



**JEFF WATSON**, LAND AGENT  
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**MidwestLandGroup.com**

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