

MIDWEST LAND GROUP PRESENTS

56 ACRES IN

DREW COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREPARED BUILD SITE WITH RECREATION AND CREEK

This Drew County property with seclusion benefits is only 6 minutes from the schools and hospitals and only 8-10 minutes to your favorite shopping or dining. It offers 56 +/- acres of land with a well-prepped build site measuring 120'x160', where nearly \$80,000 worth of dirt work has already been completed. Additionally, there's a 60'x40' shop pad and approximately 5 +/- acres of cleared land with stumps removed, providing a beautiful yard with potential for expansion. On the property, 15 +/- acres have undergone select pine timber cutting, while the majority consists of oak hardwood, making it ideal for top-quality open field hunts or for use as a pasture/grazing for those cattle you're wanting for the farm. One of the many appealing features is the presence of a creek running along the north line, adding to the property's natural beauty. The 35 +/- acres on the north

side of this tract also boast large, majestic timber, which serves as a habitat for various wildlife, including whitetail deer, turkeys, and many other species of wildlife. Be sure to follow all the trails for that scenic walk and keep an eye out for the occasional whitetail browsing in one of the food plots that have been strategically placed for hunting in all types of weather conditions. For those possibly looking for more open ground, there's an option to clear those 35 +/- acres in the north, offering a possibility of an instant return on the initial investment. You might even want to select cut this portion to help out with building the shop or buying that new tractor you're sure to want. This property presents an excellent opportunity and those interested are encouraged to take action quickly. Properties with this diversity and home site already prepared don't come around often.



PROPERTY FEATURES

PRICE: **\$289,900** | COUNTY: **DREW** | STATE: **ARKANSAS** | ACRES: **56**

- 120'x160' home site
- 5 +/- acres cleared and ready for seed
- Large majestic oaks
- Pasture ground potential
- Food plots
- Trails
- Creek
- Pond
- Easy access
- Seclusion
- Minutes from town



120'X60' HOME SITE



5 +/- ACRES CLEARED AND READY FOR SEED



TRAILS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 33° 34' 51.95, -91° 53' 18.69

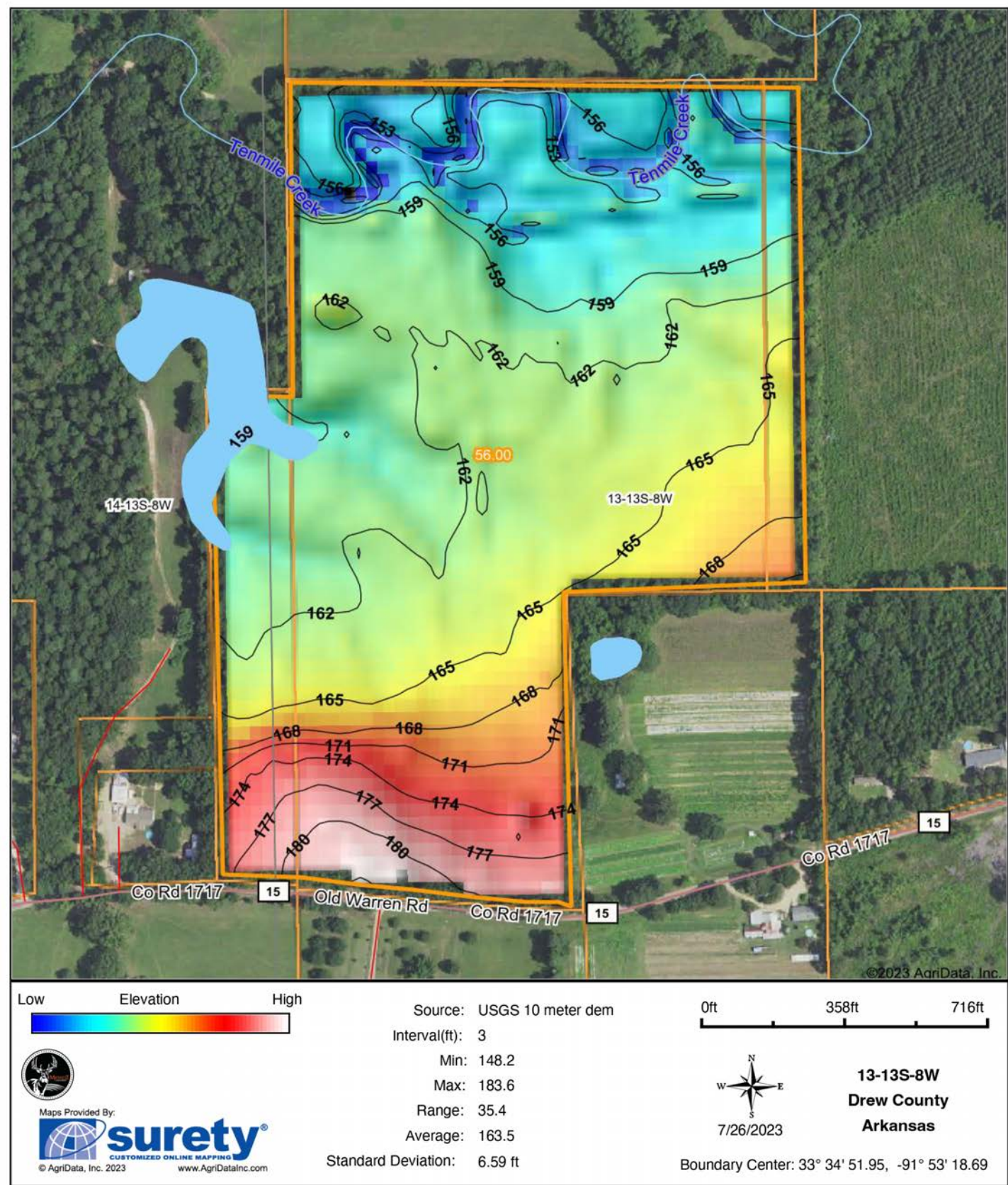
13-13S-8W
Drew County
Arkansas

0ft 634ft 1269ft

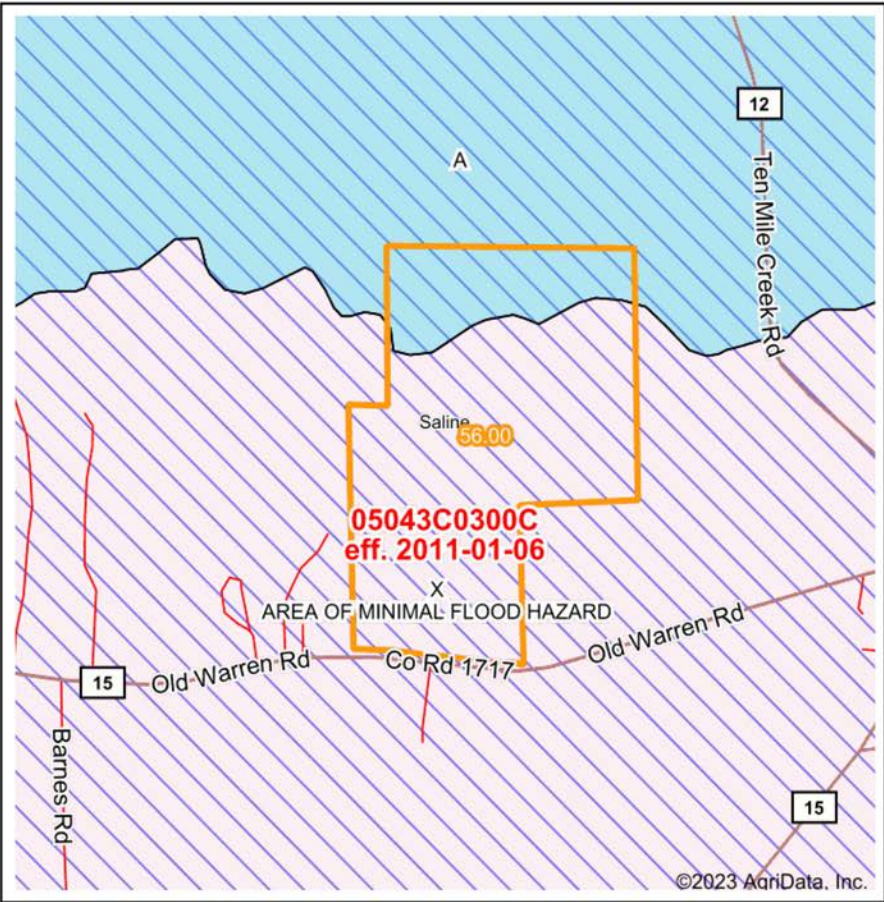


7/26/2023

HILLSHADE MAP



FEMA REPORT



Map Center: 33° 34' 52.11, -91° 53' 21.65
State: AR Acres: 56
County: Drew Date: 7/26/2023
Location: 13-13S-8W
Township: Saline

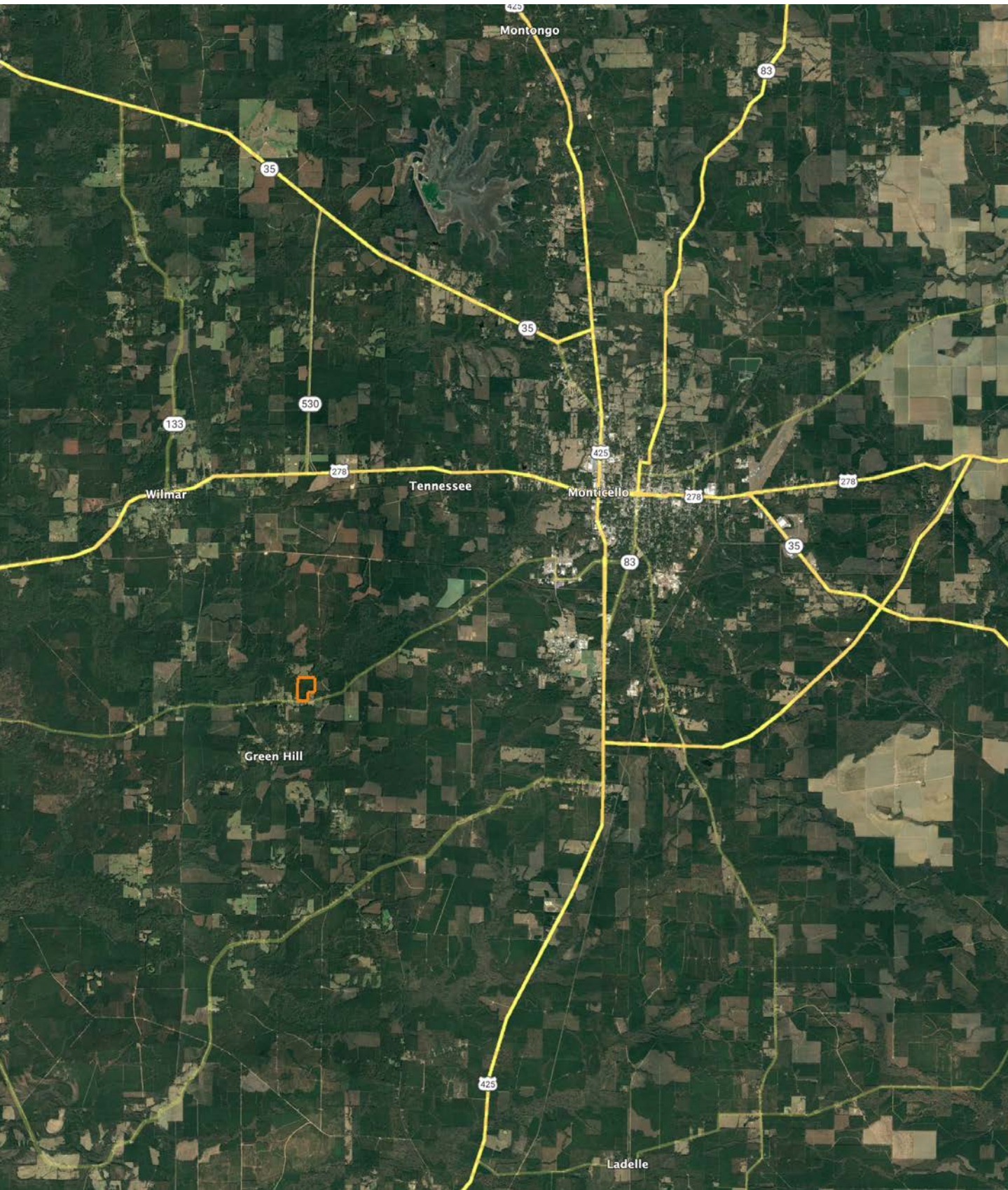


Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Name		Number	County	NFIP Participation	Acres	Percent
DREW COUNTY		050430	Drew	Regular	56	100%
Total					56	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD			Outside 500-year Floodplain	44.73	79.9%
A				100-year Floodplain	11.27	20.1%
Total					56.00	100%
Panel			Effective Date		Acres	Percent
05043C0300C			1/6/2011		56	100%
Total					56	100%

OVERVIEW MAP



AGENT CONTACT

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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