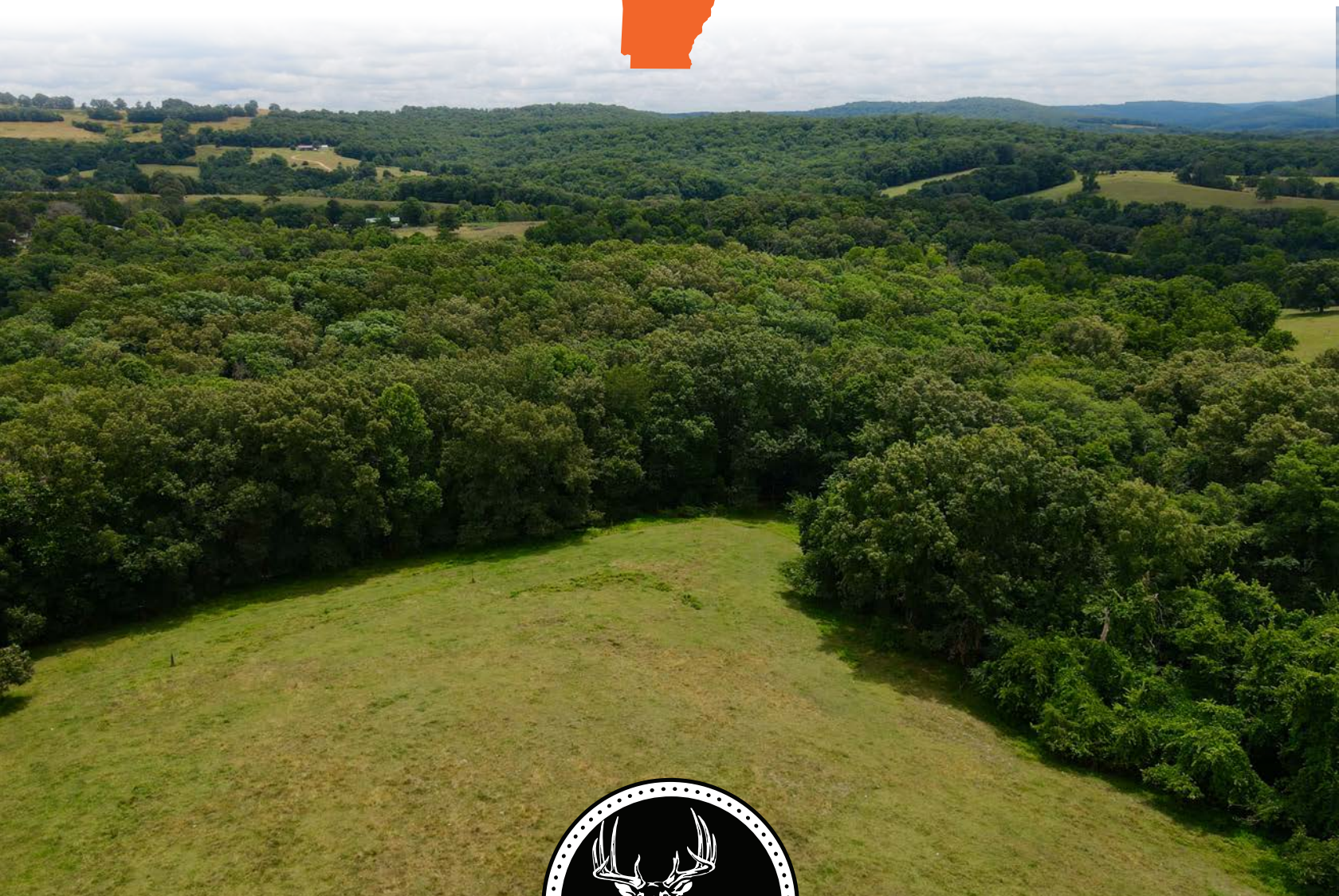


MIDWEST LAND GROUP PRESENTS

53 ACRES IN

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# MADISON COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 43 +/- ACRES NEAR BUFFALO RIVER AND KINGS RIVER WITH PASTURE TIMBER MIX

Nestled within the serene countryside, this picturesque 53 +/- acre property offers a prime location with Highway 21 frontage and convenient access to natural wonders. Just a short 25 minute drive away, discover the tranquility of the Buffalo River and the captivating allure of the Kings River, merely 8 minutes away. Boasting a perfect blend of pasture and timber, this versatile land is an ideal canvas for realizing your rural dreams. With electric infrastructure in place and rural water available, this parcel is primed for development. Embrace the enchanting ambiance with a gentle creek, refreshing spring, and breathtaking mountain vistas, providing the perfect backdrop.

This tract offers an array of amenities to cater to your rural lifestyle, whether you're envisioning a custom-built residence or exploring rental opportunities, this land provides endless possibilities. Delight in the presence of a pond and the mostly fenced acreage, ideal for a hobby farm or equestrian pursuits. This is a great opportunity to own a slice of paradise amidst the natural splendor of this idyllic setting, where every sunrise brings new promise and every sunset whispers tranquility. For your personal tour contact Jon Massie with Midwest Land Group, LLC at (785) 313-0981.



# PROPERTY FEATURES

PRICE: **\$424,000** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **53**

- Electric on site
- Rural water on site
- Pasture
- Mature timber
- Springs
- Partially fenced
- 25 minutes to Buffalo River
- 8 minutes to Kings River
- 17 minutes to Walmart in Huntsville
- 45 minutes to Eureka Springs, Arkansas



53 +/- ACRES

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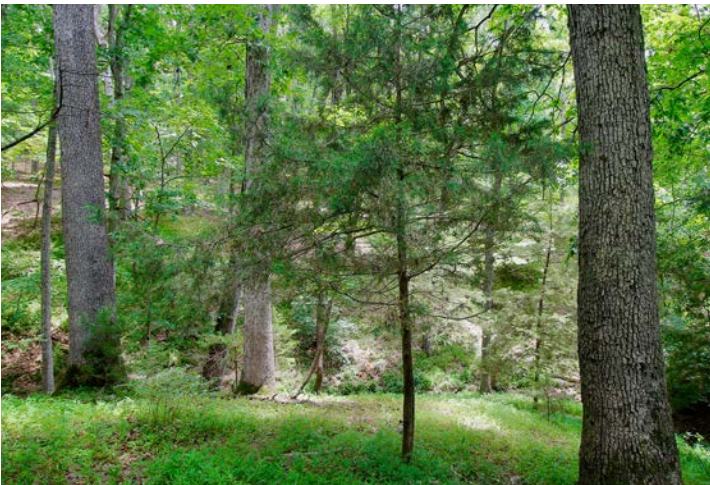
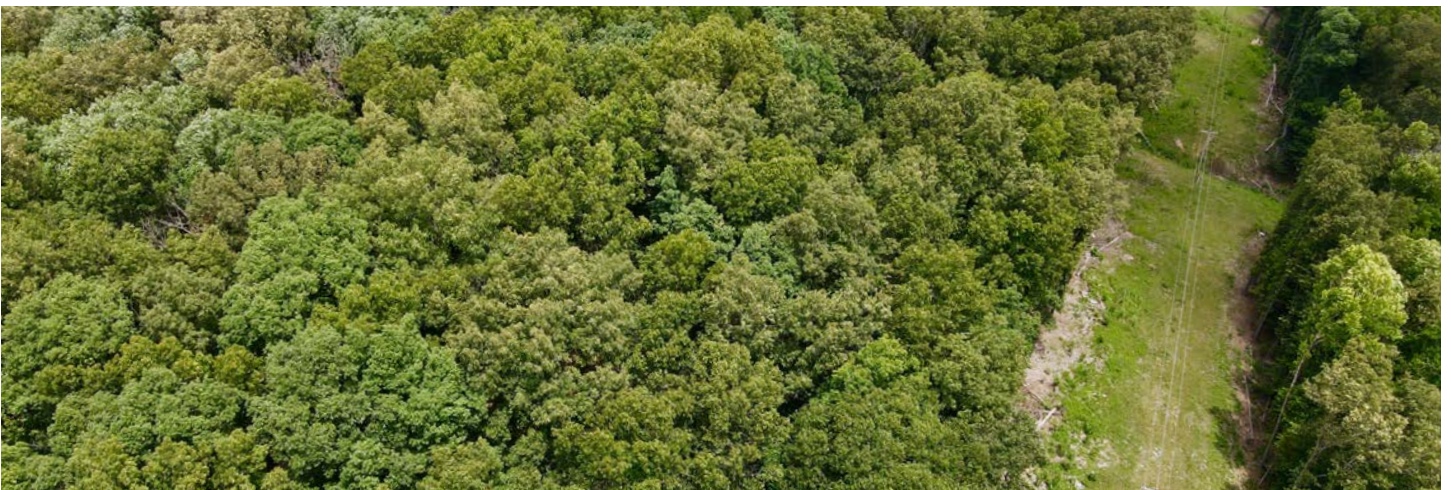
# PASTURE

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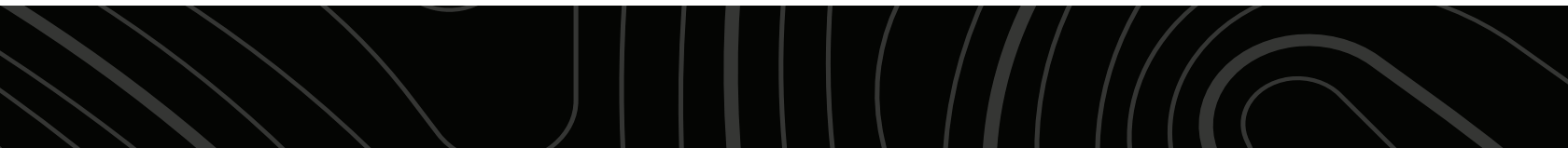
# MATURE TIMBER

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# SPRINGS

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# AERIAL MAP

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# TOPOGRAPHY MAP



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Maps Provided By:



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www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 1,322.5

Max: 1,490.2

Range: 167.7

Average: 1,414.7

Standard Deviation: 39.34 ft

0ft 375ft 750ft



3/1/2024

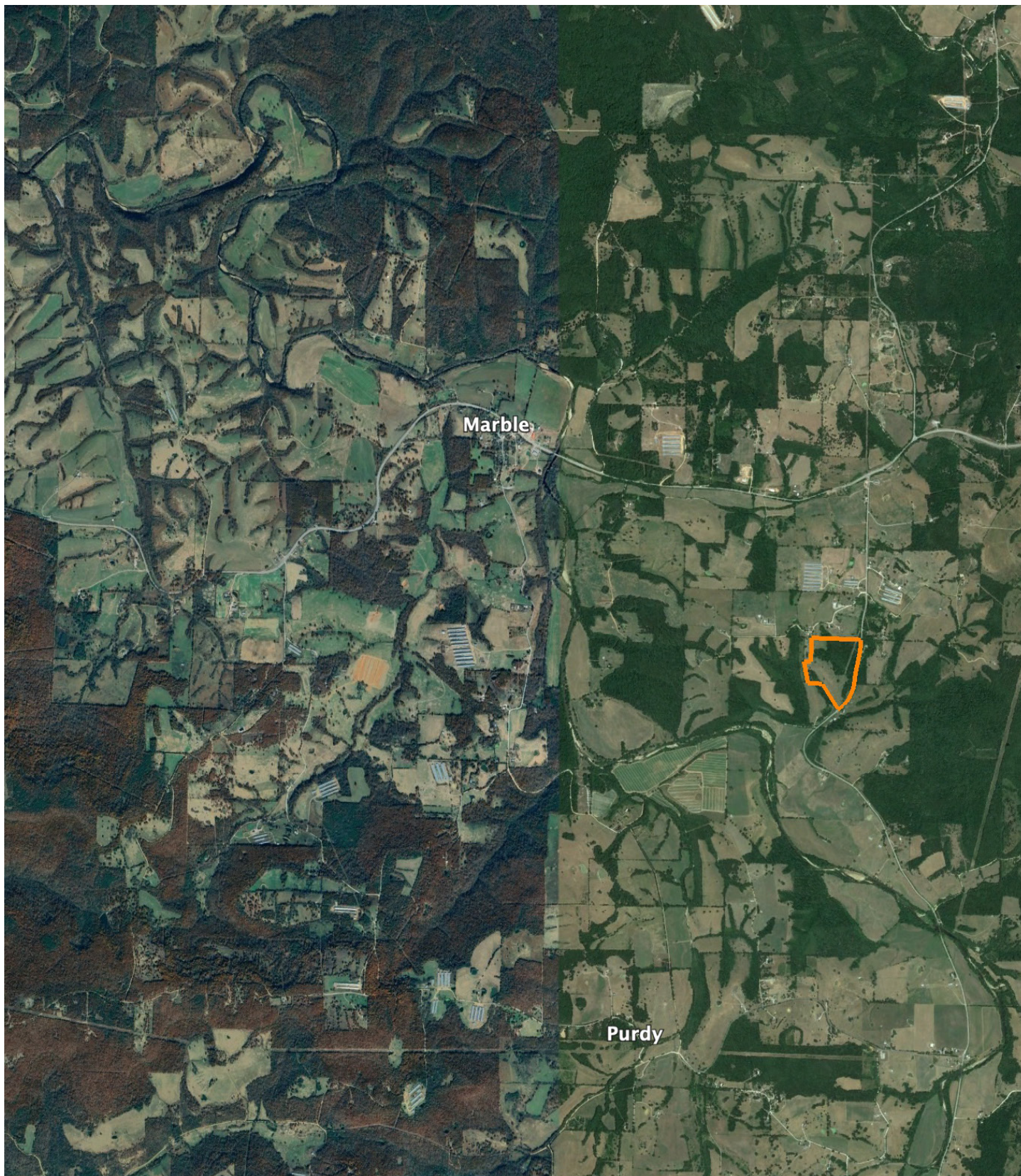
20-17N-24W  
Madison County  
Arkansas

Boundary Center: 36° 7' 11.71, -93° 33' 16.19



# OVERVIEW MAP

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## AGENT CONTACT

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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**

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