

MIDWEST LAND GROUP PRESENTS

138 ACRES IN

BRADLEY COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

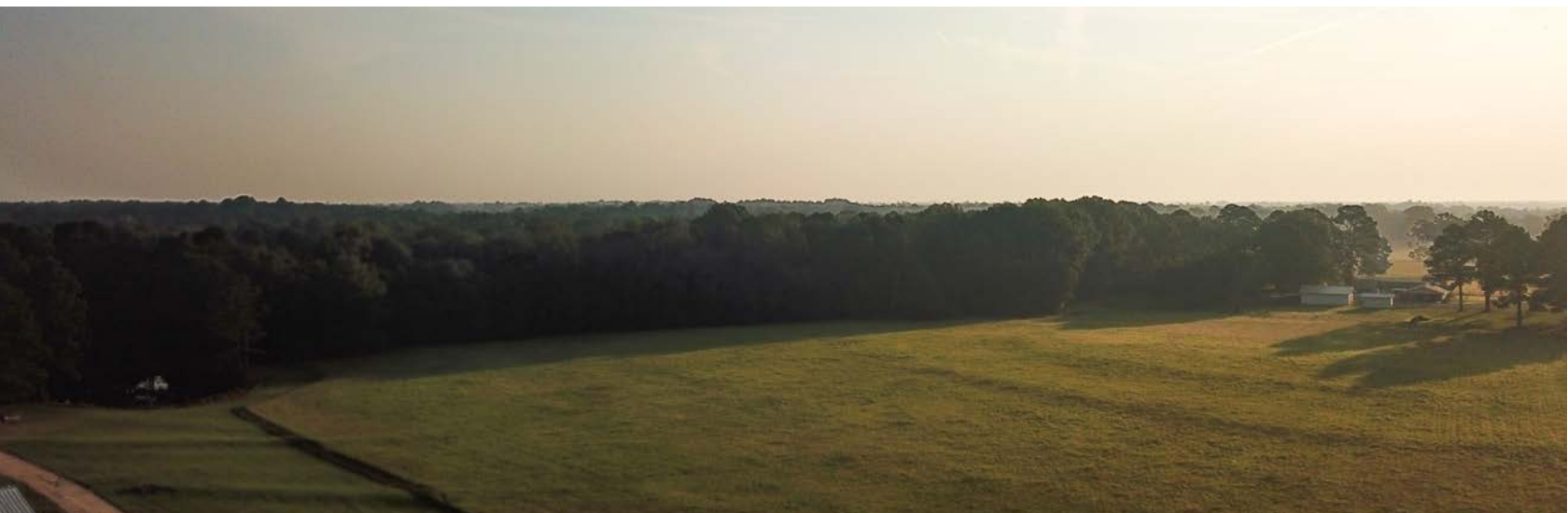
REMARKABLE OPPORTUNITY TO OWN PRIME 138 +/- ACRE TRACT WITH HIGHWAY FRONTAGE

Nestled along the edges of Highway 63 in Bradley County just minutes south of Hermitage, this expansive 138 +/- acre property offers a captivating blend of mature hardwoods and pine giving the buyer a great long-term investment potential. Boasting a prominent highway frontage, the land opens up to reveal a symphony of features that are sure to capture the imagination. A harmonious mix of majestic hardwood timber and strategically planted thirty acres of pine set the stage for a future investment opportunity, promising a rewarding return down the road.

Diversity is the hallmark of this remarkable property, as it seamlessly transitions between lush pastures and robustly developed pasture grounds. The landscape not only presents an idyllic scene for farming but also showcases serene timbered expanses, creating a visual masterpiece that is both enchanting and practical.

The land is crisscrossed with miles of wide trails, inviting exploration and revealing the treasures of the wilderness. These trails lead to a sanctuary of thriving wildlife, including the white-tailed deer and the elusive wild turkey, providing an exhilarating experience for nature enthusiasts and hunters alike.

Beyond its natural allure, this property holds the promise of a future home. The remarkable landscape offers an exceptional build site, inviting the creation of a dream home among the tranquil surroundings. Alternatively, the land's inherent farming potential invites the pursuit of a rewarding agricultural venture as well as cutting your own hay for those horses you ride along the trails. Whether it's the lure of a picturesque homestead or the promise of a thriving farm, this property stands as a testament to nature's wonders and investment prospects.



PROPERTY FEATURES

PRICE: **\$345,000** | COUNTY: **BRADLEY** | STATE: **ARKANSAS** | ACRES: **138**

- Homesite
- Highway frontage
- Utilities on site
- Fiber optic
- Mixed-age timber for select cuts
- Mature hardwoods
- Investment potential
- Pasture diversity
- Great trail system
- Abundant wildlife
- Versatile appeal



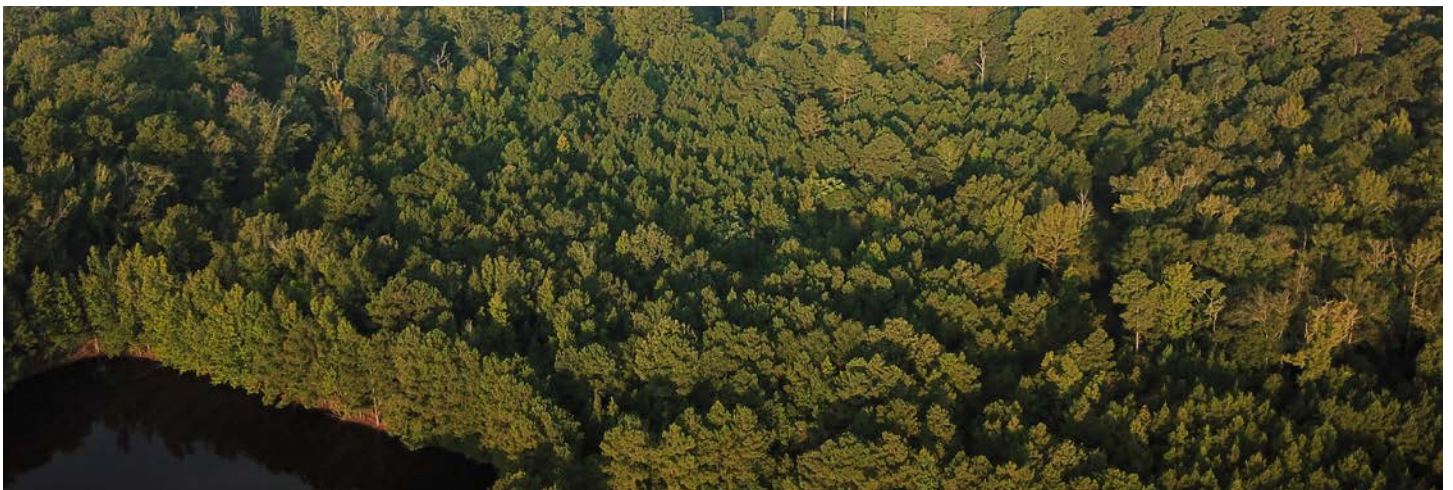
HOMESITE



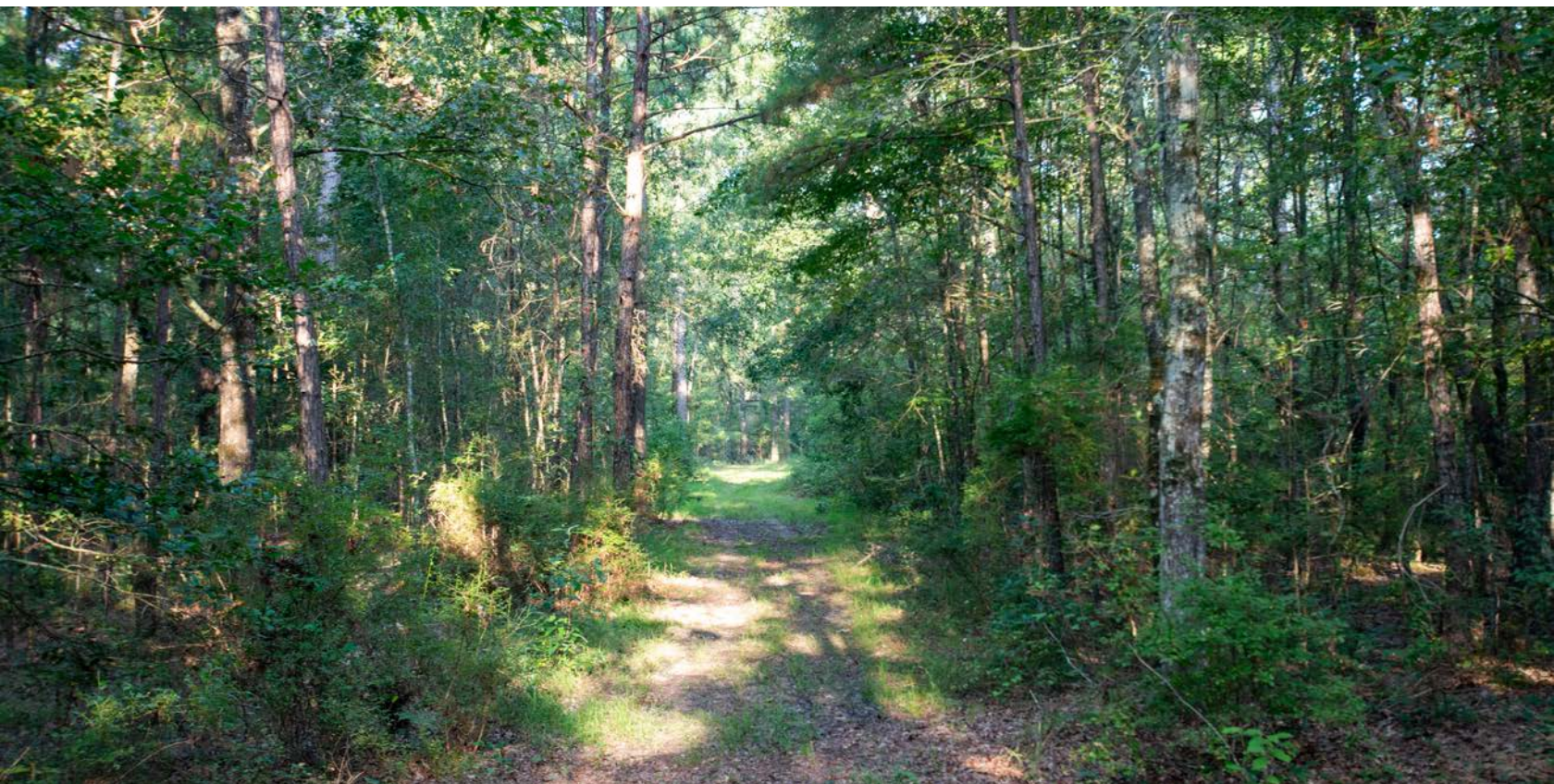
HIGHWAY FRONTAGE



MIXED-AGE TIMBER



GREAT TRAIL SYSTEM



TOPOGRAPHY MAP



Maps Provided By:



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www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 102.5

Max: 141.3

Range: 38.8

Average: 118.0

Standard Deviation: 9.94 ft

0ft 546ft 1091ft

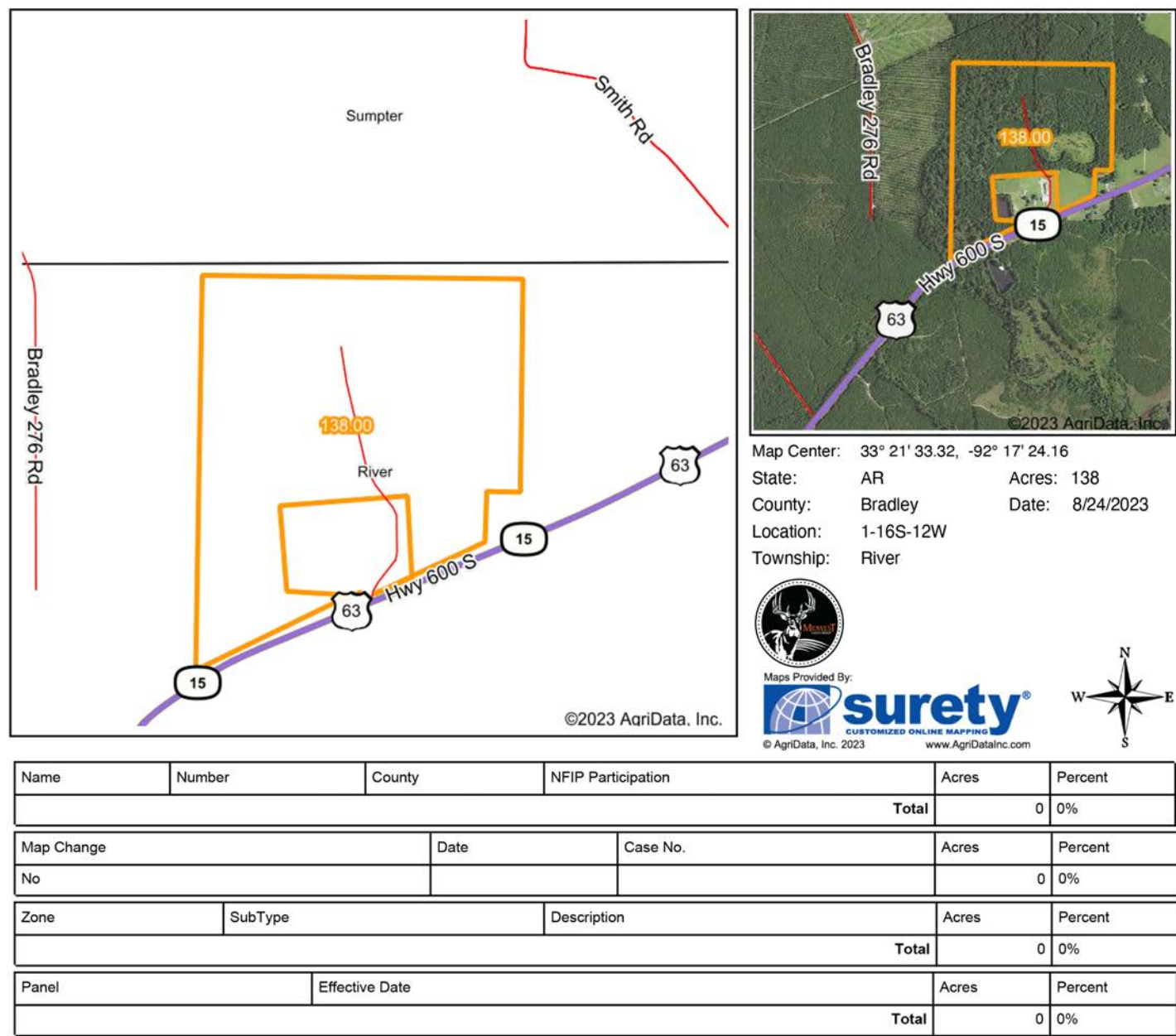


8/24/2023

1-16S-12W
Bradley County
Arkansas

Boundary Center: 33° 21' 25.27, -92° 17' 25.72

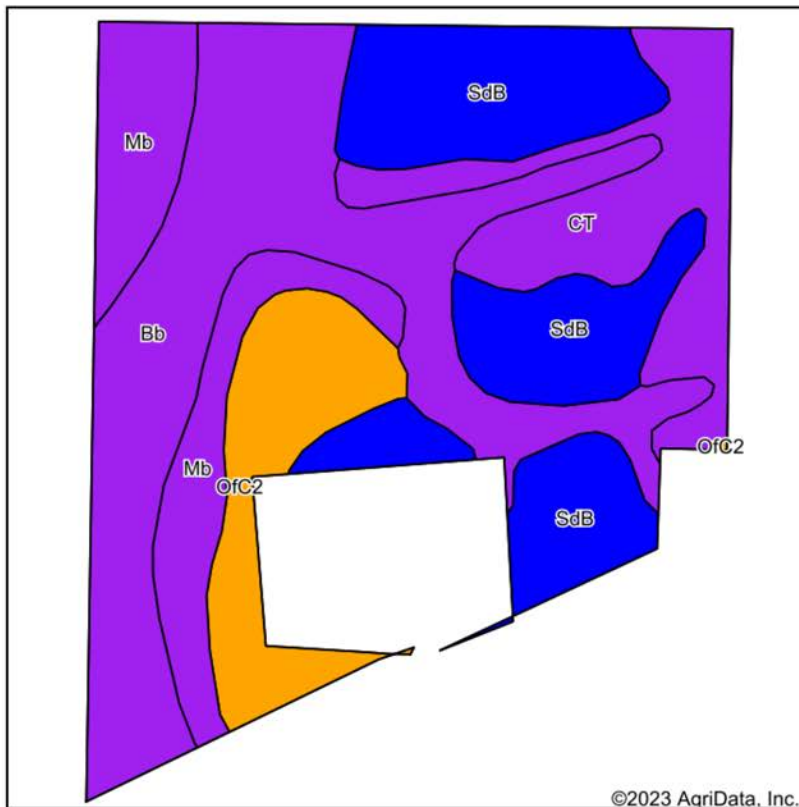
FEMA MAP



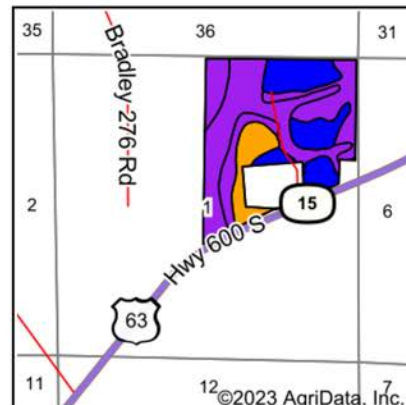
NOTICE!
It appears that your mapped area does not have digital
FEMA information available to us.

[Click Here to search FEMA.gov](#)
for the non-digitized flood maps for this area.

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Bradley**
 Location: **1-16S-12W**
 Township: **River**
 Acres: **138**
 Date: **8/24/2023**



Maps Provided By:



Area Symbol: AR011, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	*r N C
Bb	Bibb silt loam, 0 to 1 percent slopes, frequently flooded	46.86	34.0%		0.7ft.	Vw										
SdB	Savannah very fine sandy loam, nearly level phase	35.97	26.1%		2ft.	Ile		9		75	650	8.5	35	8	40	
CT	Amy silt loam, 0 to 1 percent slopes	20.47	14.8%		0.5ft.	Vw	Vw									
Mb	Amy silt loam, 0 to 1 percent slopes	19.38	14.0%		0.5ft.	Vw										
OfC2	Orangeburg fine sandy loam, eroded gently sloping phase (ruston)	15.32	11.1%		> 6.5ft.	Ile		9.5	5.5	65	600	12	25		45	
Weighted Average						4.00	*-	3.4	0.6	26.8	236	3.5	11.9	2.1	15.4	

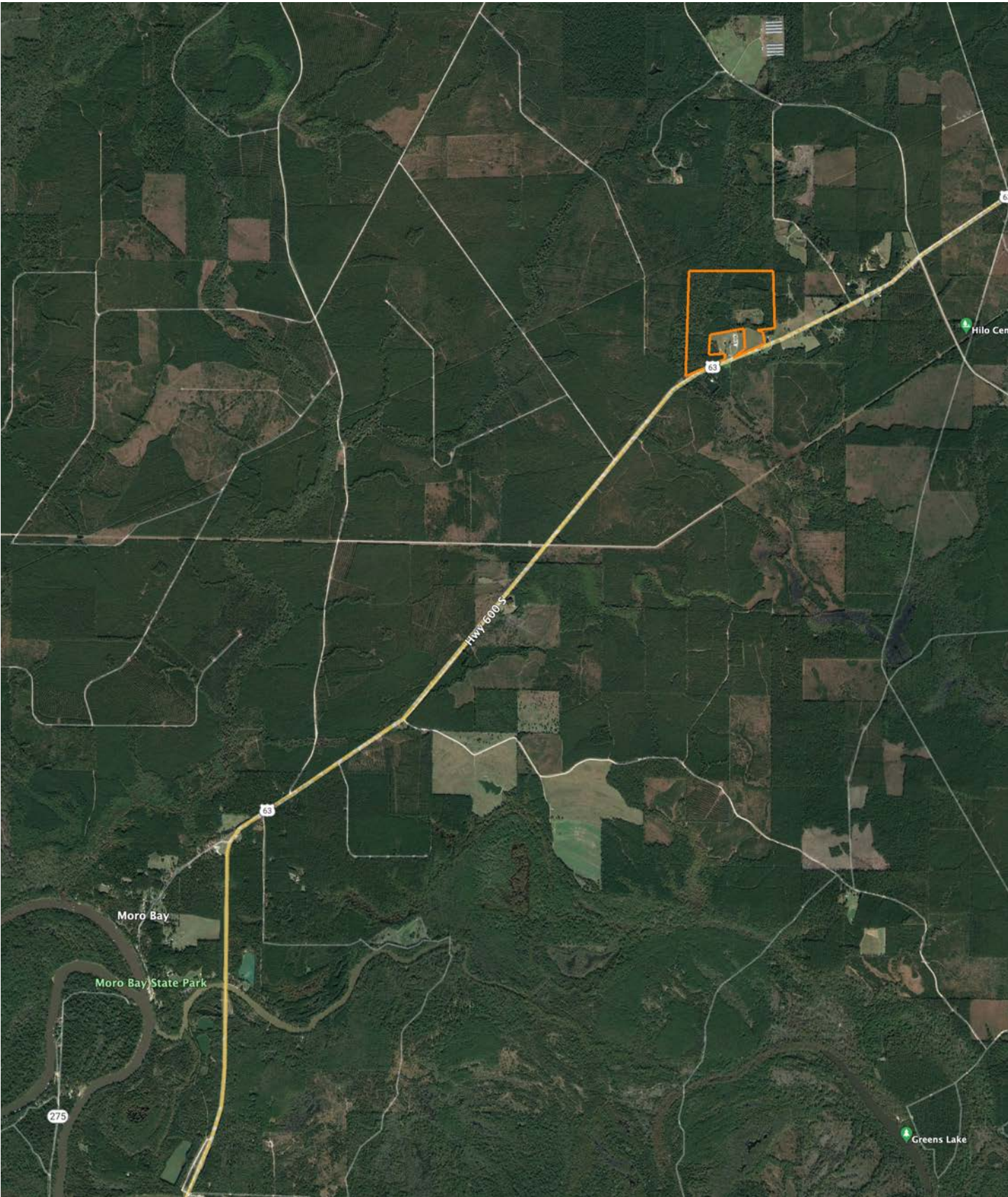
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

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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MidwestLandGroup.com

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