

MIDWEST LAND GROUP PRESENTS

1 ACRE IN

CHICOT COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LOTS AT GRAND LAKE

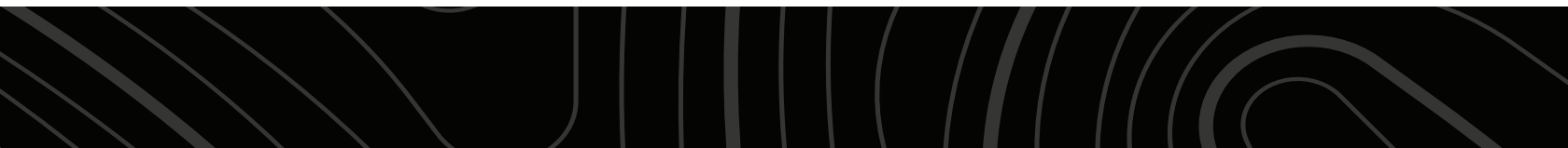
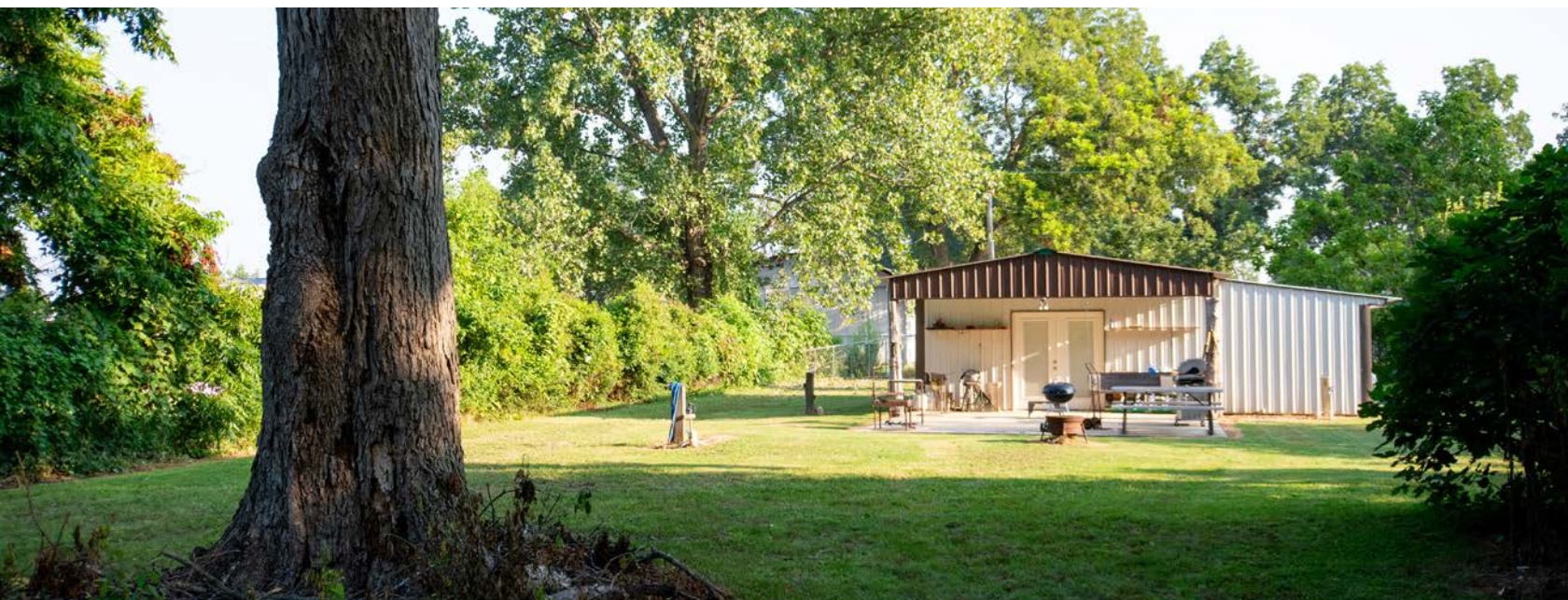
Nestled next to the crappie-renowned Grand Lake in Eudora, Arkansas, are two exceptional lots that offer an unparalleled opportunity for a peaceful and recreational retreat. With a picturesque view of the serene waters, these lots are a haven for nature lovers and water enthusiasts alike. Boasting five full RV hookups, this property is tailor-made for hosting gatherings of friends and family, providing ample space for everyone to enjoy the beauty of the surroundings together.

One of the standout features of this property is the oversized kitchen building with heating and cooling along with a full bathroom and washer/dryer utility room. It is designed to cater to all your entertainment needs. Whether you're hosting a barbecue, a family reunion, or a lakeside picnic, this well-appointed kitchen ensures that your gatherings are unforgettable and hassle-free. Imagine preparing delicious meals while enjoying the family laugh at all the fishing stories, creating cherished

memories with your loved ones in this idyllic setting is something memories are made from.

The allure of Grand Lake adds to the charm of these lots, offering breathtaking views and endless opportunities for relaxation and recreation. Whether you wish to indulge in fishing, boating, or simply bask in the beauty of nature, this property caters to all your desires. The serene waters provide the perfect backdrop for those seeking a serene escape from the hustle and bustle of everyday life.

Don't miss the chance to own these captivating lots, where you can embrace the tranquility of Grand Lake and create lasting memories with your friends and family. With RV hookups, an oversized kitchen building, and picturesque lakeside setting, this property offers a unique and inviting retreat that promises to be cherished for generations to come.



PROPERTY FEATURES

PRICE: **\$110,900** | COUNTY: **CHICOT** | STATE: **ARKANSAS** | ACRES: **1**

- Fishing
- RV Hookups
- Large kitchen building
- Utility room
- Storage sheds
- Heated and cooled
- 200 yards from lake edge
- Half mile from public boat access
- Quiet community
- 5 minutes from Eudora
- 20 minutes from Lake Chicot



LARGE KITCHEN BUILDING



RV HOOKUPS



STORAGE SHEDS



HALF MILE FROM PUBLIC BOAT ACCESS



AERIAL MAP



Boundary Center: 33° 3' 53.68, -91° 12' 45.81

0ft 91ft 183ft

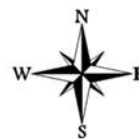


Maps Provided By:



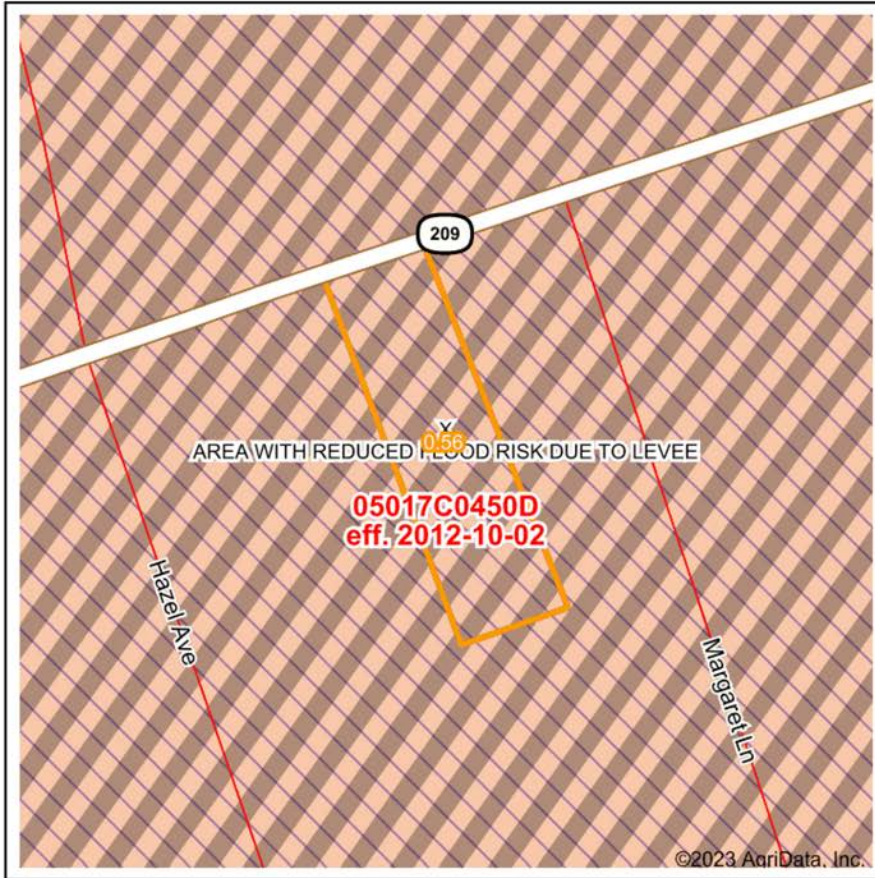
CUSTOMIZED ONLINE MAPPING
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9-19S-1W
Chicot County
Arkansas



8/2/2023

FEMA MAP



Map Center: 33° 3' 53.68, -91° 12' 45.8
 State: AR Acres: 0.56
 County: Chicot Date: 8/2/2023
 Location: 9-19S-1W
 Township: Planters



Maps Provided By:

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Name	Number	County	NFIP Participation	Acres	Percent
CHICOT COUNTY	050025	Chicot	Regular	0.56	100%
Total				0.56	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	500-year floodplain	0.56	100%	
Total			0.56	100%	
Panel	Effective Date	Acres	Percent		
05017C0450D	10/2/2012	0.56	100%		
Total		0.56	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.



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