

MIDWEST LAND GROUP PRESENTS

21 ACRES IN

MADISON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

21 +/- ACRES OF MOUNTAIN VIEWS, PASTURE, TIMBER, SPRINGS, AND UTILITIES

Nestled within the picturesque countryside, this 21+/- acre property boasts an array of desirable features that make it an idyllic retreat for those seeking a harmonious blend of natural beauty and modern convenience. With its mature timber, pasture, and meandering spring creek, this land embodies the essence of rural serenity. The mature timber not only lends an air of timeless grandeur to the landscape but also provides a shaded sanctuary for local wildlife, creating a tranquil atmosphere that invites both relaxation and exploration.

As you traverse the property, the mesmerizing sights and sounds of a crystal-clear spring creek draw you in. Its gentle flow weaves through the landscape, offering a soothing backdrop that complements the rugged charm of the surrounding terrain. This pastoral oasis is a haven for nature enthusiasts and outdoor aficionados, providing ample opportunities for activities such as fishing, picnicking, or simply unwinding watching the sun rise over the horizon. One of the property's distinct advantages is its access to essential utilities and modern amenities. Rural water and electricity connections ensure that you can enjoy the tranquility of rural living without compromising on comfort. The stunning mountain views that grace the horizon add an extra layer of allure, creating an everchanging vista that serves as a constant reminder of the beauty of the natural world.

For those who appreciate a sense of community and the

occasional excursion, this property is ideally located. Just a short 25-minute drive will take you to the pristine Buffalo River, renowned for its scenic splendor and recreational opportunities. If you're in the mood for a quicker getaway, the Kings River is a mere 8 minutes away, offering an alternative backdrop for kayaking, fishing, or simply basking in the glory of the Ozarks. Should the need for urban amenities arise, the charming town of Huntsville, Arkansas, is only 17 minutes from your doorstep, providing access to essential services and vibrant local culture. For those with a penchant for travel, the property's proximity to the XNA Airport (Northwest Arkansas Regional Airport) is a notable advantage. A mere one-hour and 15 minute drive separates you from convenient air travel options, ensuring that both distant adventures and easy returns are well within reach.

In summary, this property represents a harmonious fusion of natural beauty, modern convenience, and the rural lifestyle. With its mature timber, enchanting spring creek, and breathtaking mountain views, it offers a canvas on which to create a life enriched by nature's finest offerings. Whether you seek a serene retreat, a base for outdoor adventures, or a tranquil abode with easy access to both nature and urban amenities, this property beckons with open arms. For your personal tour contact Jon Massie with Midwest Land Group, LLC at (785) 313-0981.

PROPERTY FEATURES

PRICE: **\$199,500** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **21**

- Rural water available
- Electric access on property
- Springs
- Creek
- Pasture
- Mature timber
- Partially fenced
- Close access to Kings & Buffalo River
- 17 minutes to Wal-Mart in Huntsville
- 1 hour 15 minutes to XNA Airport



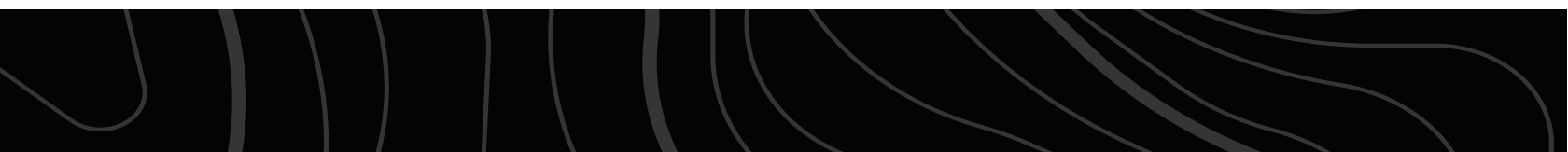
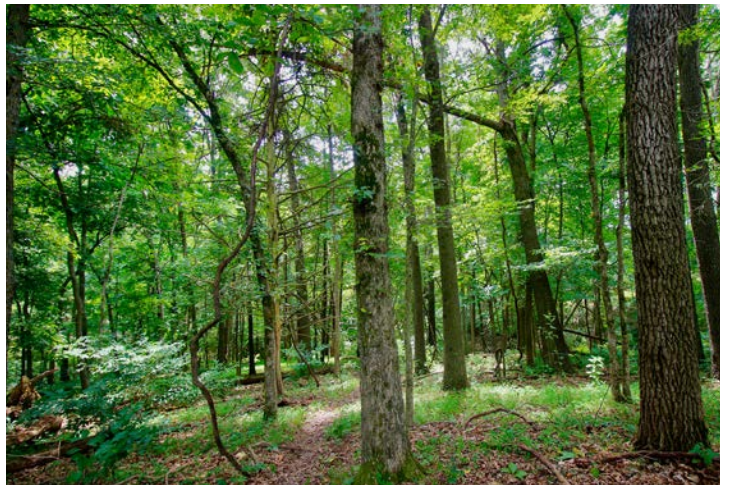
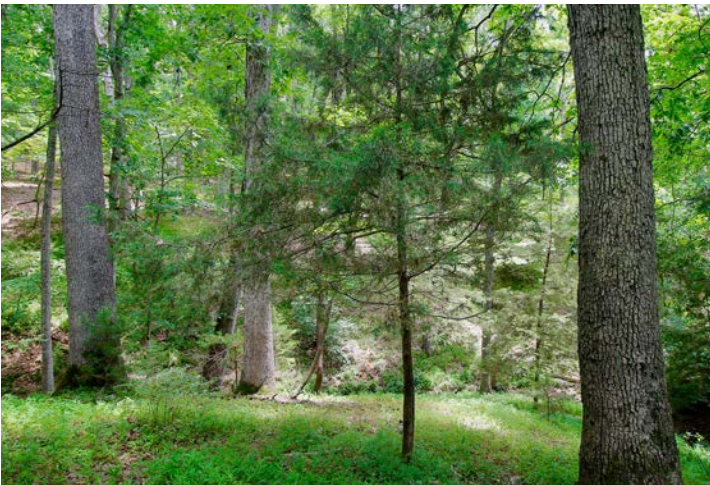
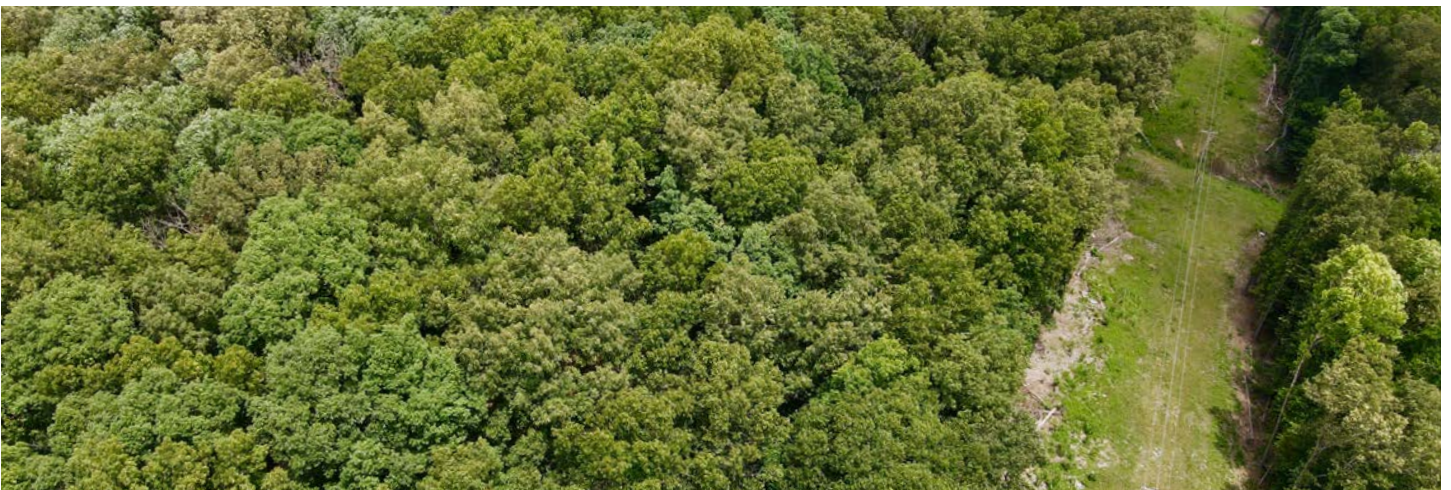
21 +/- ACRES



PASTURE



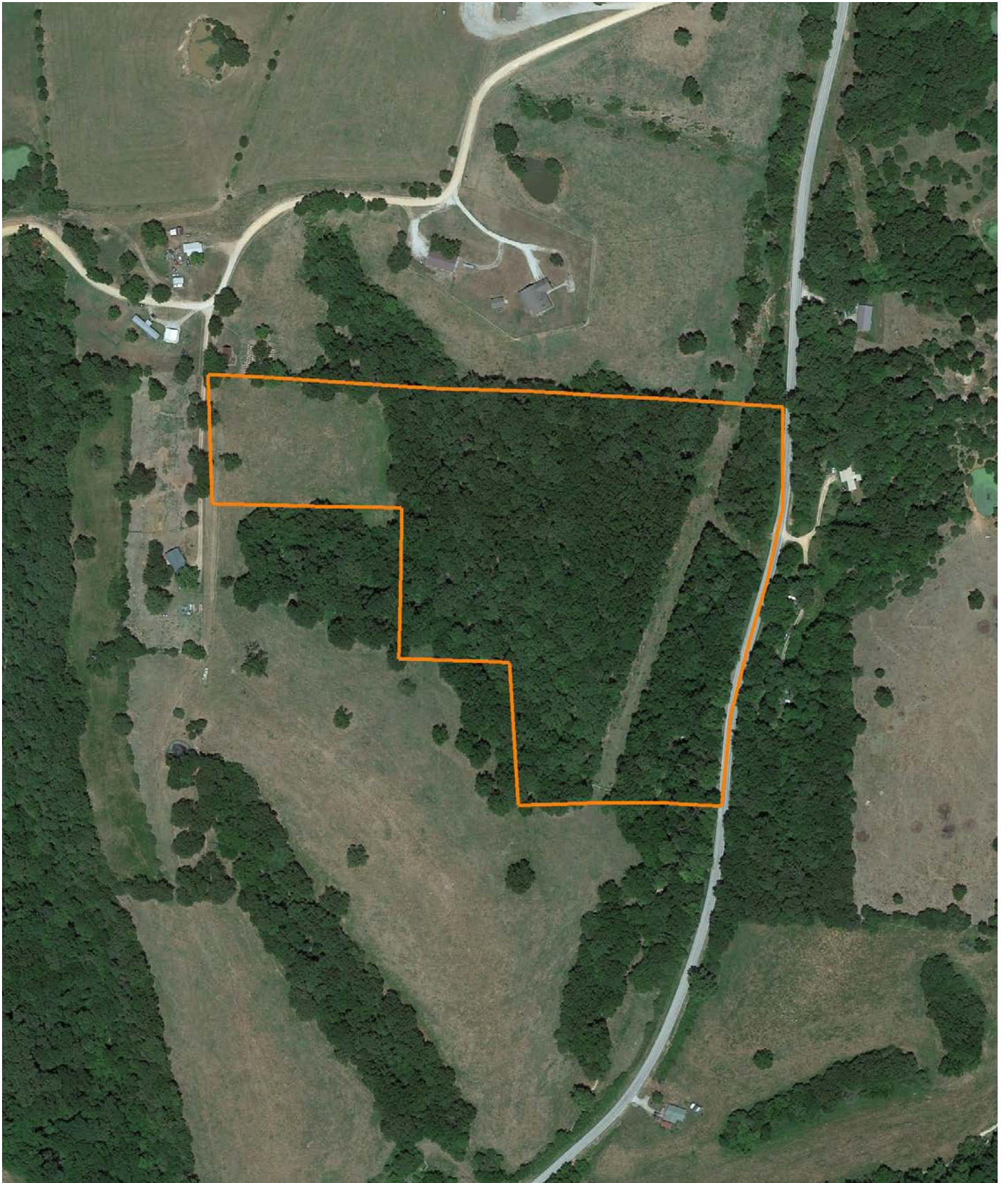
MATURE TIMBER



SPRINGS



AERIAL MAP



TOPOGRAPHY MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 20.0
Min: 1,346.1
Max: 1,489.7
Range: 143.6
Average: 1,413.0
Standard Deviation: 33.6 ft

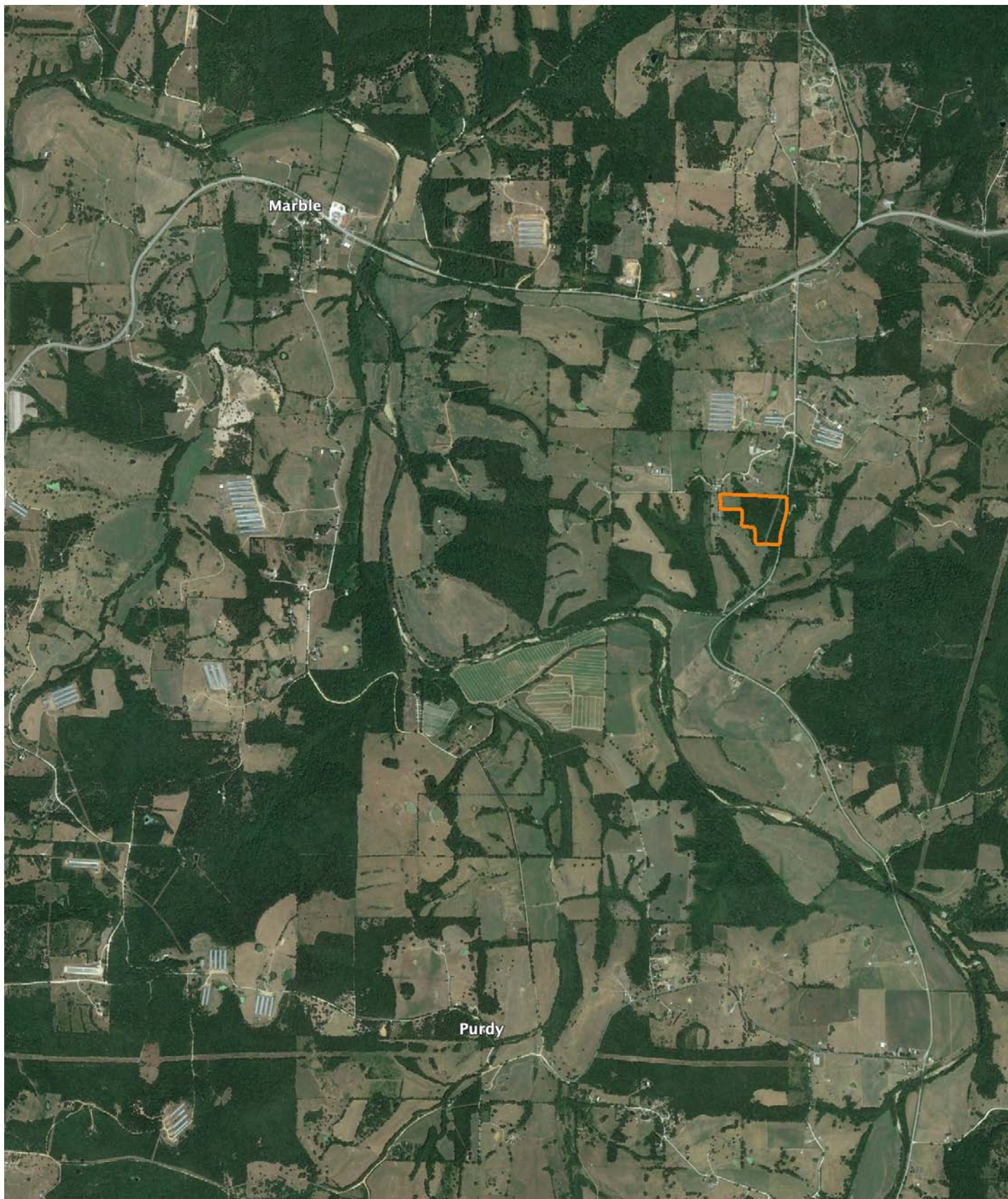


7/6/2023

20-17N-24W
Madison County
Arkansas

Boundary Center: 36° 7' 16.55, -93° 33' 14.89

OVERVIEW MAP



AGENT CONTACT

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
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