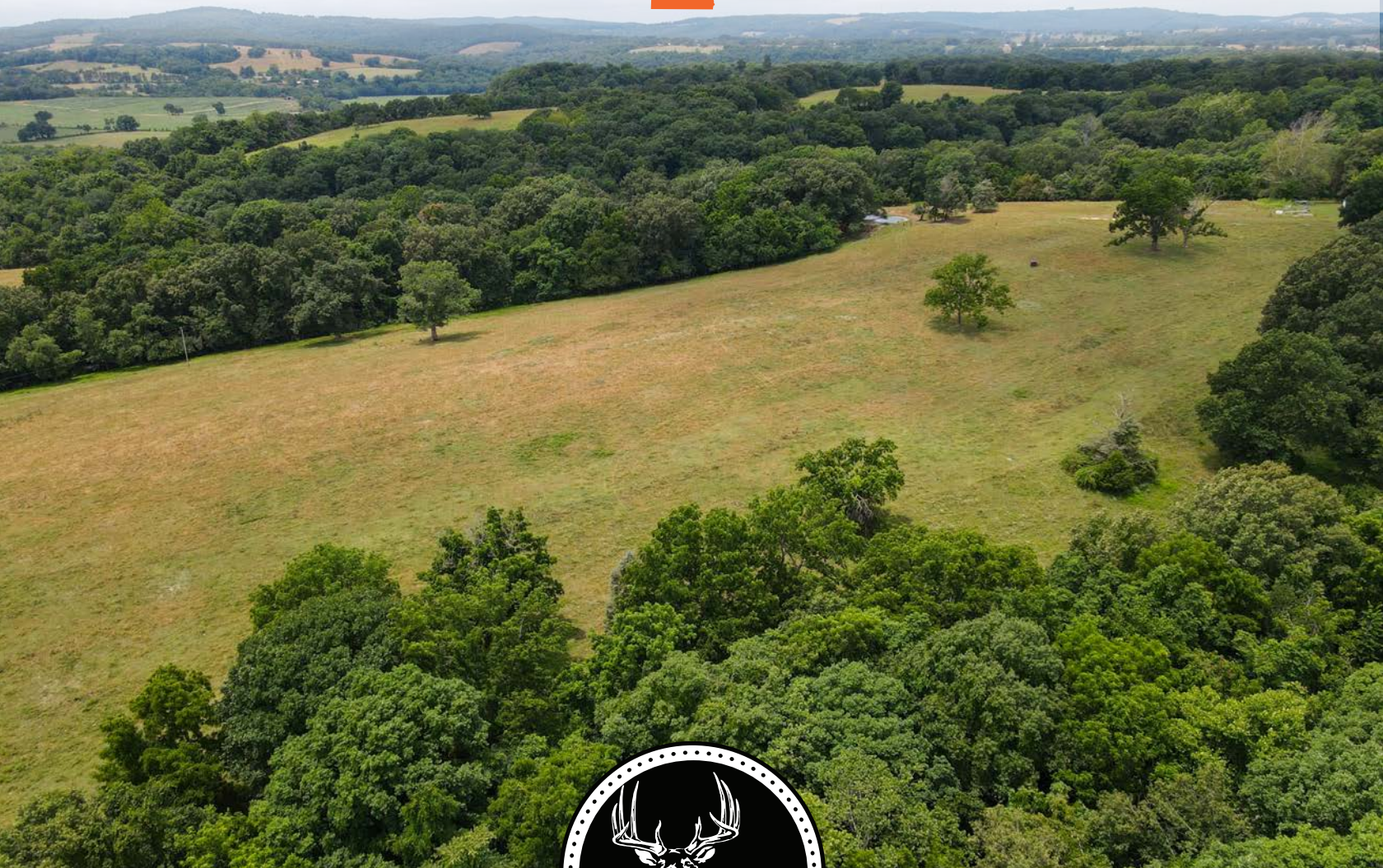


MIDWEST LAND GROUP PRESENTS

22 ACRES IN

MADISON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

22 +/- ACRES OF NICE PASTURE, POND, CREEK, TIMBER, ELECTRIC, & RURAL WATER

Nestled in the heart of rural tranquility, this remarkable property presents an extraordinary canvas for crafting your dream homestead. With its sprawling walnut and oak timber, expansive cattle pasture, and a pond, this land captures the essence of country living. The mature timber stands as a testament to nature's enduring beauty, providing both shade and a sense of timelessness that envelops the landscape. Amidst this amazing landscape, the cattle pasture itself is about 13 +/- acres, offering both an opportunity for agricultural pursuits and a harmonious blend of pastoral charm.

The focal point of this property is not only the pasture but a pond and creek, serving as a tranquil oasis for both humans and local wildlife alike. The soothing ripple of water becomes a symphony that accompanies the gentle rustling of leaves, creating an ambiance that beckons you to unwind and reconnect with nature's rhythms. This pond can be improved to become a serene backdrop for countless outdoor activities, from lazy afternoons of fishing to leisurely picnics by the water's edge. Beyond the natural wonders, this property boasts essential modern amenities that elevate the rural experience. Access to rural water and electricity ensures that your homestead can seamlessly merge with the convenience of contemporary living, all while preserving the property's authentic rural character. Perched upon a level build site, this property invites you to design and construct your vision of a perfect dwelling that captures

vistas. Conveniently situated, this property offers the best of both worlds – the tranquility of rural living and access to nearby attractions. A short 25-minute drive will transport you to the breathtaking Buffalo River, an outdoor enthusiast's paradise renowned for its scenic beauty and recreational possibilities. For a swifter retreat, the Kings River is a mere 8 minutes away, providing an intimate setting for kayaking, swimming, or simply escaping the everyday hustle. Should the need for urban amenities arise, the charming town of Huntsville, Arkansas, is a mere 17-minute drive away, offering a dose of local culture and essential services. For those with a wanderlust, the property's proximity to the XNA Airport (Northwest Arkansas Regional Airport) is a distinct advantage. With just an hour's drive, you can seamlessly transition from your rural haven to global destinations, making this property an ideal base for explorers and travelers alike.

In summary, this property stands as a testament to the harmonious coexistence of nature and modernity. With its walnut and oak timber, serene pond, and breathtaking mountain views, it offers a sanctuary where dreams of rural living can flourish. Whether you envision a pastoral retreat, a place to nurture agricultural ambitions, or a tranquil home surrounded by natural beauty, this property invites you to embark on a journey of fulfillment and serenity. Contact Jon Massie with Midwest Land Group, LLC at (785) 313-0981 for your personal tour.

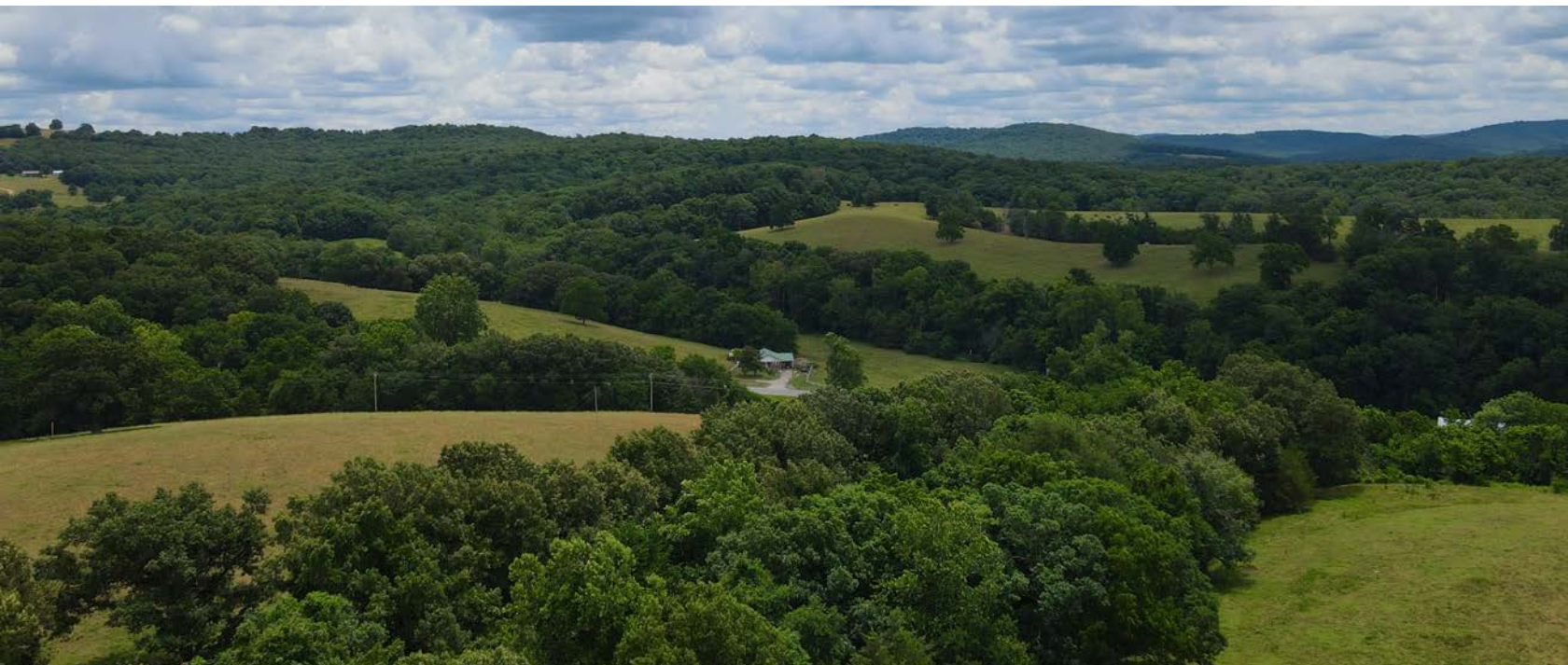
PROPERTY FEATURES

PRICE: **\$200,000** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **22**

- Rural water available
- Electric access on property
- Springs
- Creek
- Pond
- 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



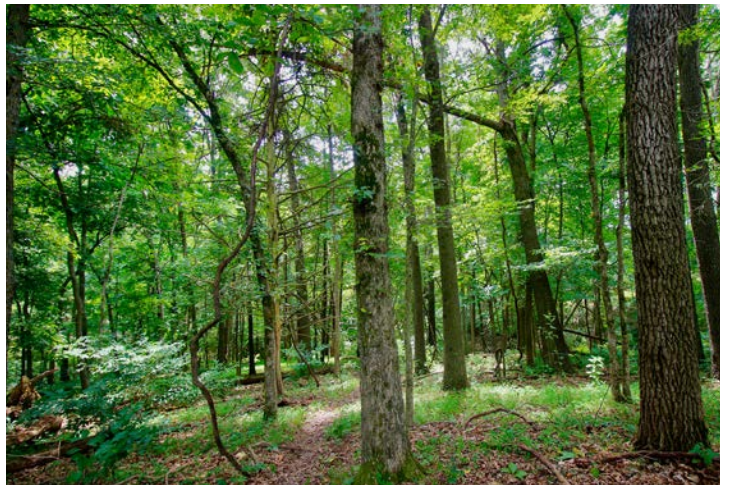
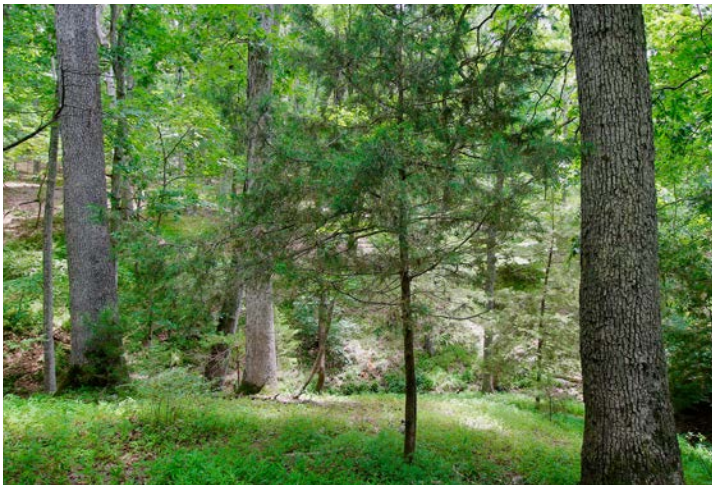
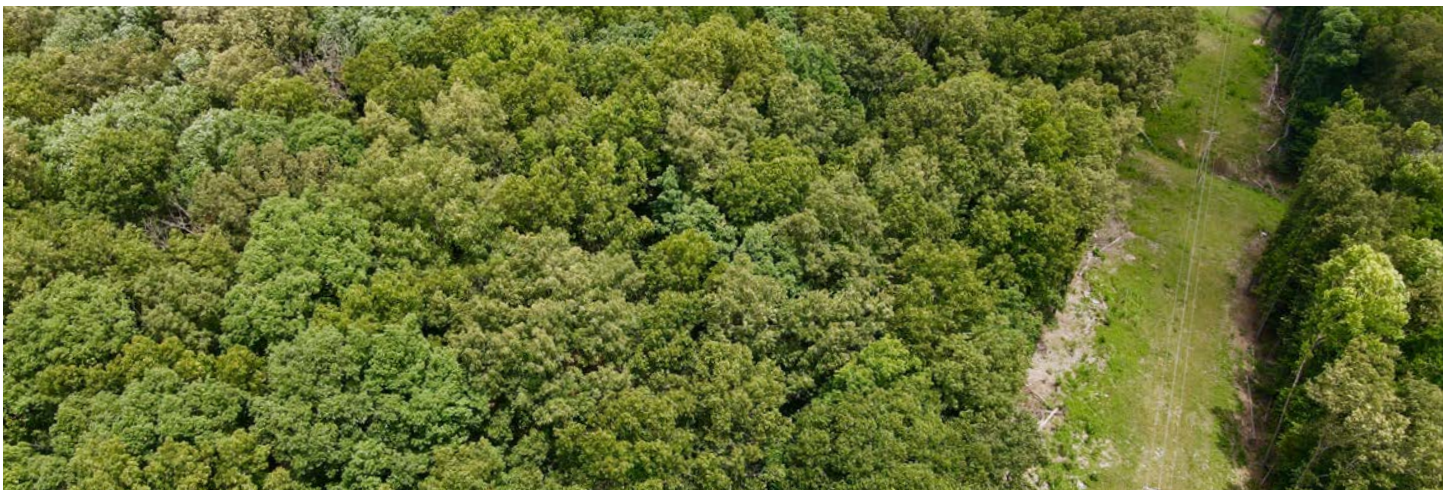
22 +/- ACRES



PASTURE



MATURE TIMBER



SPRINGS & POND



AERIAL MAP



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: 1,337.9

Max: 1,479.2

Range: 141.3

Average: 1,431.4

Standard Deviation: 32.94 ft

0ft 289ft 578ft

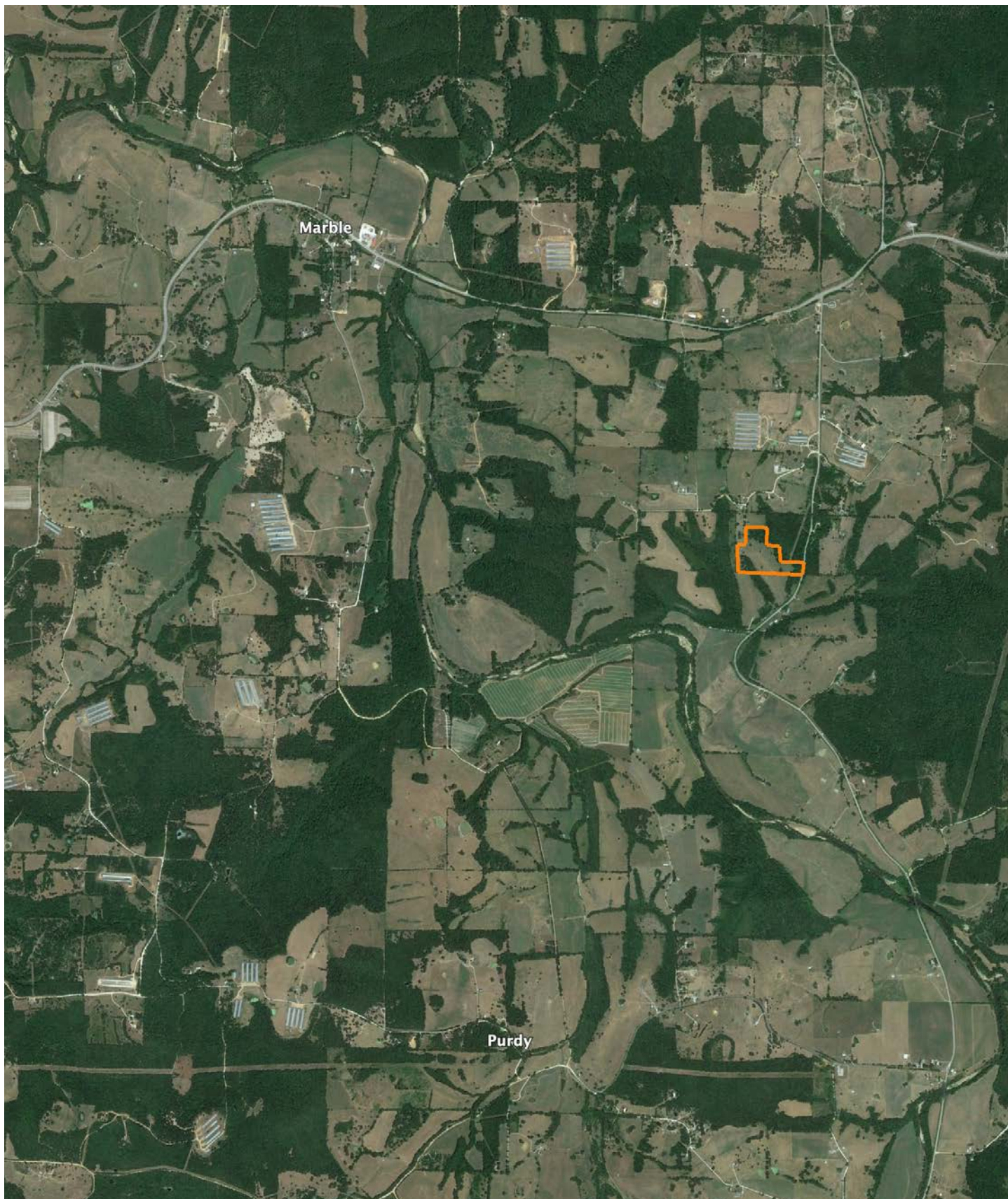


7/6/2023

20-17N-24W
Madison County
Arkansas

Boundary Center: 36° 7' 13.63, -93° 33' 16.94

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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MidwestLandGroup.com

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