

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# VAN BUREN COUNTY ARKANSAS



886 OLD GIN ROAD, BEE BRANCH, ARKANSAS, 72013

MIDWEST LAND GROUP IS HONORED TO PRESENT

# MAGNIFICENT 7,700 +/- SQUARE FOOT MANSION NESTLED ON AN EXPANSIVE 80 ACRE ESTATE

Welcome to the epitome of luxury and serenity - a magnificent 7,700+/- square foot mansion nestled on an expansive 80-acre estate, boasting the perfect blend of elegance, comfort, and natural beauty. This exceptional property is located in the heart of nature, offering a unique opportunity for the discerning buyer seeking a private oasis with excellent farming and hunting opportunities. As you approach the estate, you'll be captivated by the grandeur of this newly renovated mansion. The meticulous updates include fresh flooring, paint, all 3 heat and air units and a new roof just to mention a few. Step inside to discover a haven of refinement and thoughtful design. The interior exudes a sophisticated charm, boasting 5 bedrooms and 6.5 bathrooms ensuring ample space for family and guests. Dual master suites provide unparalleled comfort and luxury, offering a private retreat for the owners. Additionally, an expansive media room provides the perfect space for entertaining or enjoying your favorite films with loved ones. Adjacent to the elegant foyer, you'll find a well-appointed office, perfect for those who

require a private workspace within the comfort of their own home.

Beyond the lavish interiors lies the breathtaking beauty of the 80-acre estate. The vast grounds boast a stocked pond, inviting you to indulge in tranquil fishing or simply relax by the shimmering water, enjoying the soothing sounds of nature. The estate's natural surroundings are teeming with wildlife, with deer, turkey, and geese roaming freely, creating an idyllic setting for nature enthusiasts and avid hunters alike. As an added bonus, the estate boasts two well-designed shops, one of which is a professionally crafted dog kennel facility with a generous 4-acre fenced yard. Pet lovers will find this space to be an absolute delight, offering a safe and comfortable environment for their furry companions to roam and play. In summary, this 7,700 square foot mansion on an 80-acre estate provides a rare opportunity to experience the pinnacle of luxury living, amidst the splendors of nature. Don't miss out on the chance to call this paradise your own!



# PROPERTY FEATURES

PRICE: **\$1,200,000** | COUNTY: **VAN BUREN** | STATE: **ARKANSAS** | ACRES: **80**

- 80 +/- acres with a good pasture timber mix
- 7,700 +/-sq. ft. home
- Newly renovated
- 3 fireplaces
- 2 master bedrooms
- 5 bedroom 6.5 bath
- Sauna
- 2 shops
- 1 barn
- Stocked pond
- Abundant wildlife
- Fenced



# 7,700 +/- SQ. FT. HOME

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# 5 BEDROOMS, 6.5 BATHROOMS



## 2 SHOPS

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# STOCKED POND

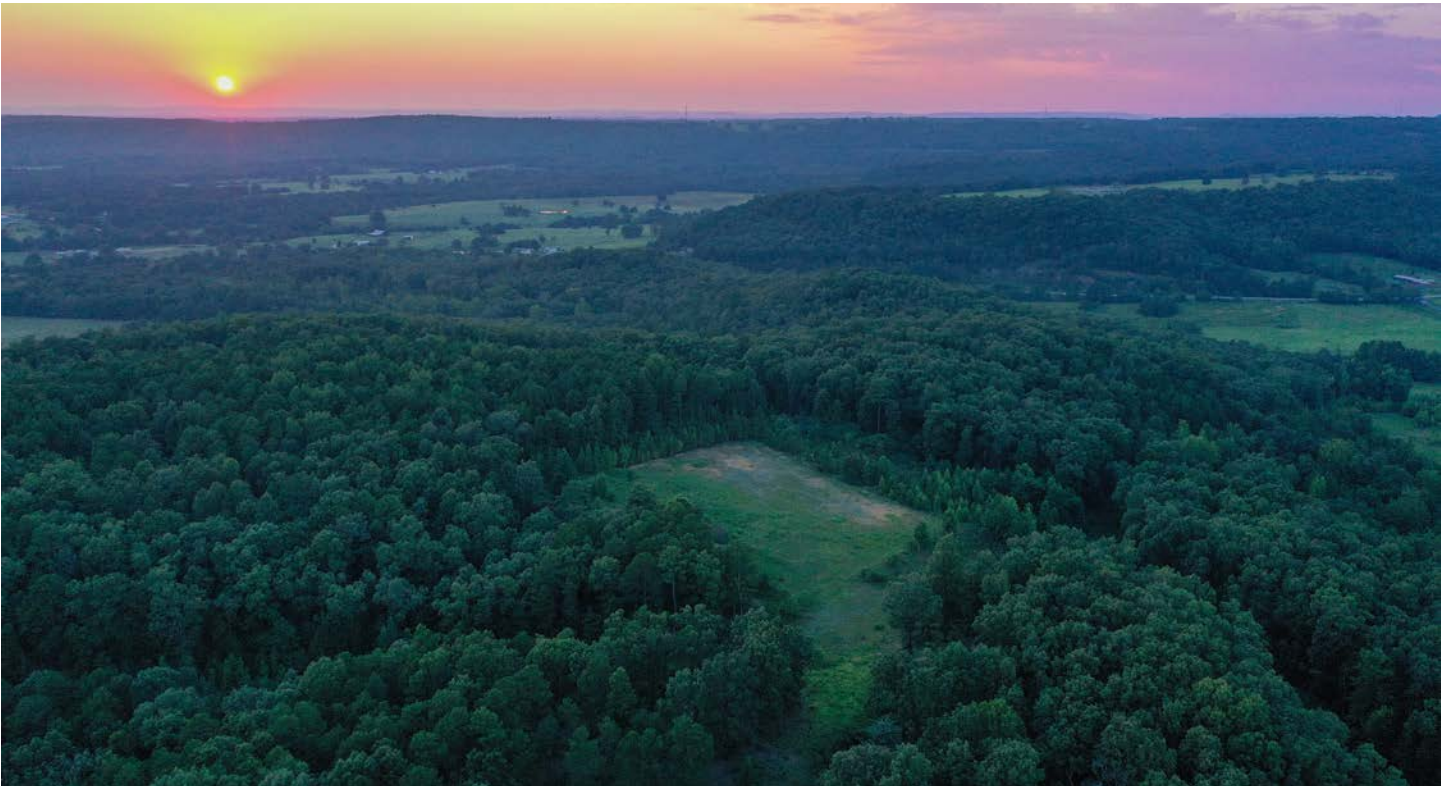
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The vast grounds boast a stocked pond, inviting you to indulge in tranquil fishing or simply relax by the shimmering water, enjoying the soothing sounds of nature.



# TIMBER

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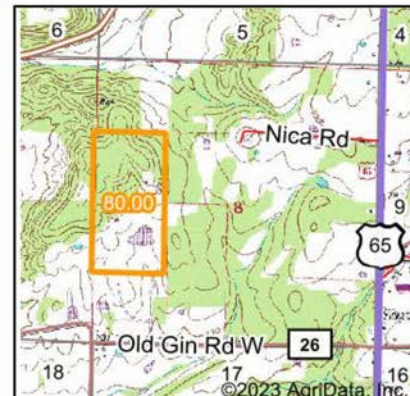
# FARMING OPPORTUNITY

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# WETLANDS MAP



State: **Arkansas**  
 Location: **8-9N-13W**  
 County: **Van Buren**  
 Township: **Bradley**  
 Date: **7/31/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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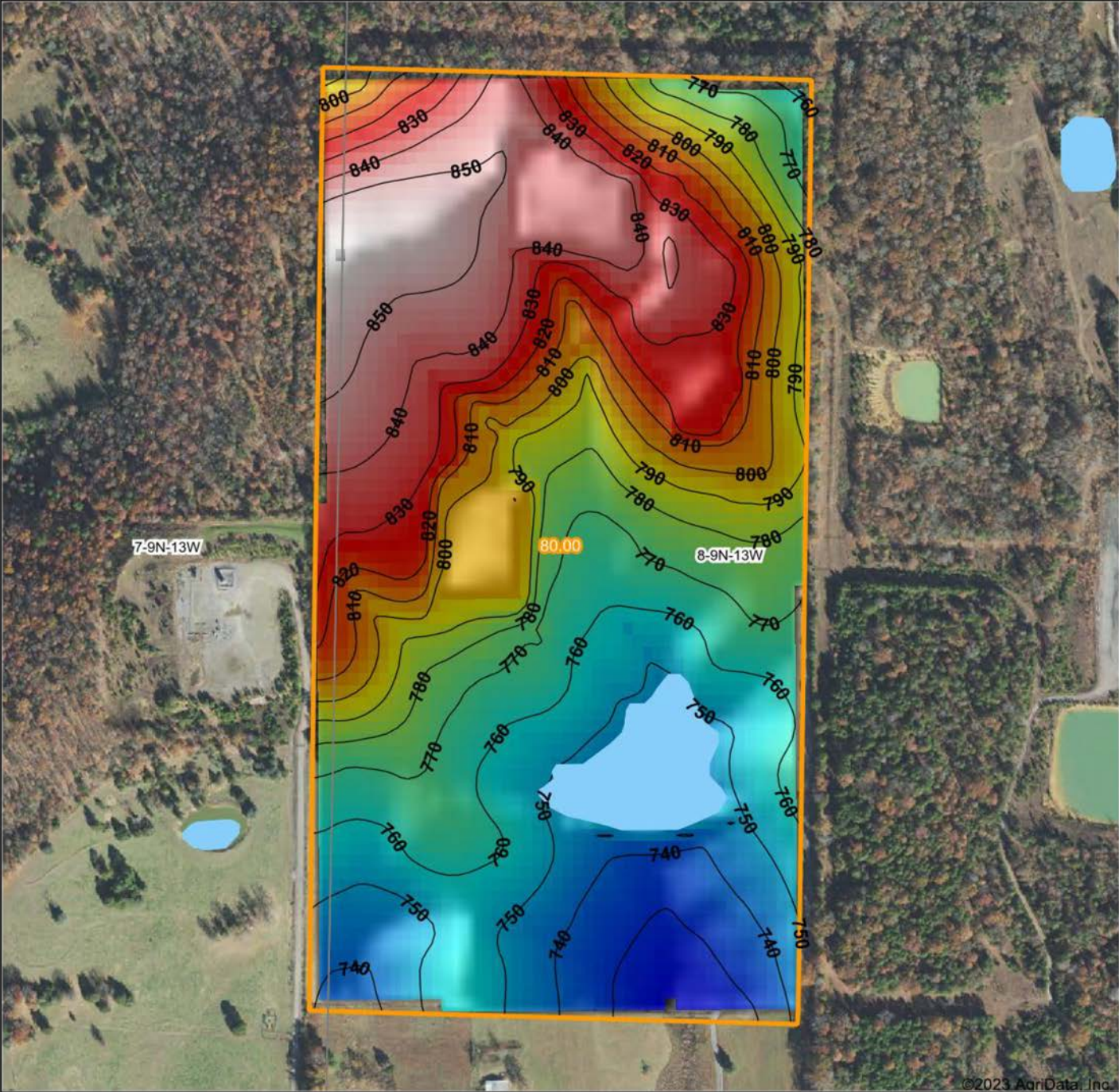



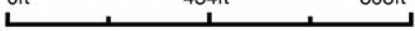


0ft 675ft 1349ft

Classification Code	Type	Acres
PUBF	Freshwater Pond	2.94
Total Acres		2.94

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

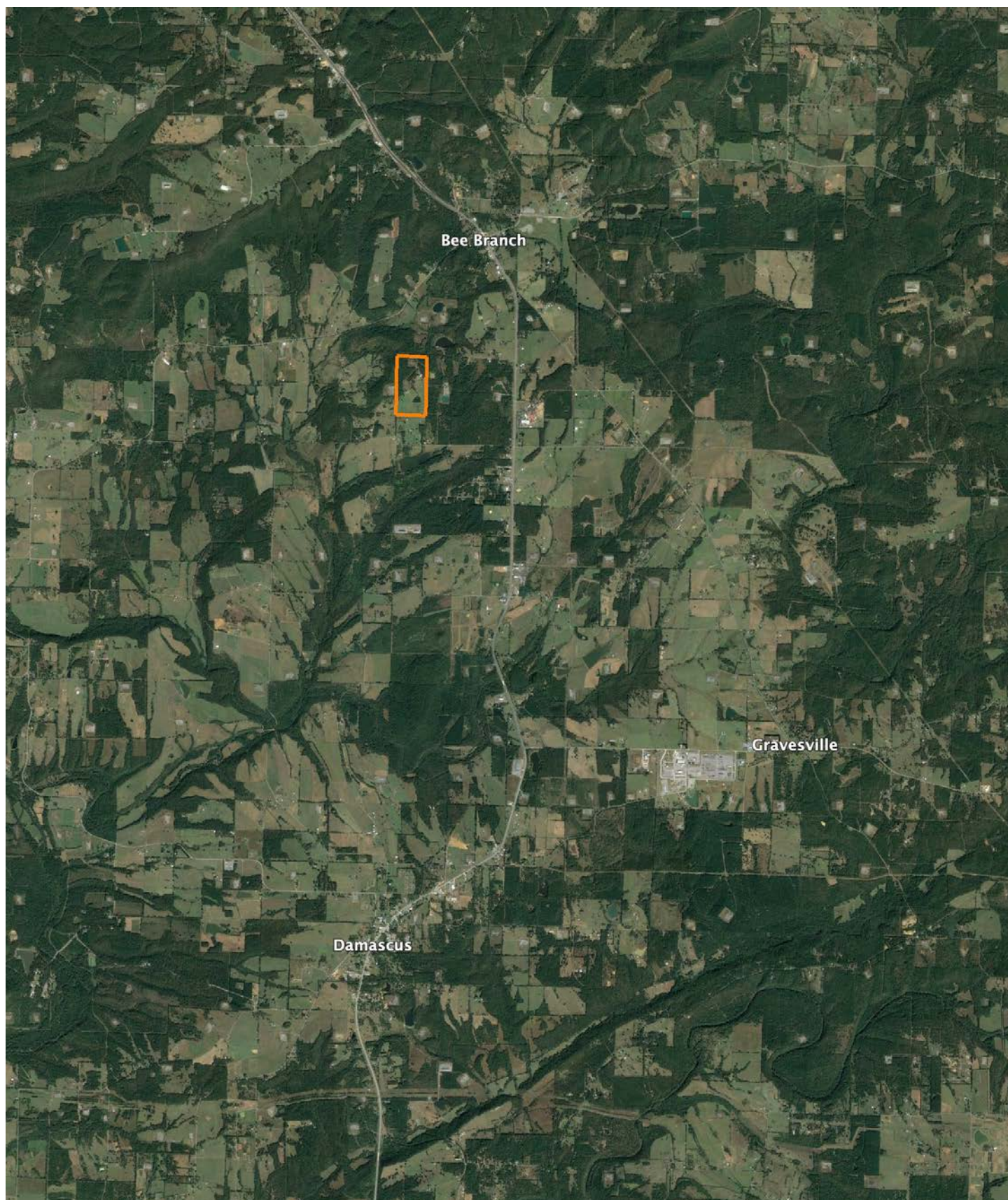
# HILLSHADE MAP



<p>Low      Elevation      High</p> 	<p>Source: USGS 10 meter dem          Interval(ft): 10          Min: 721.8          Max: 858.6          Range: 136.8          Average: 788.8          Standard Deviation: 38.35 ft</p>	<p>0ft      434ft      868ft</p> 
 <p>Maps Provided By:  <b>surety</b>          CUSTOMIZED ONLINE MAPPING          © AgriData, Inc. 2023      www.AgriDataInc.com</p>		 <p>7/31/2023</p> <p><b>8-9N-13W</b>  <b>Van Buren County</b>  <b>Arkansas</b></p> <p>Boundary Center: 35° 25' 58.82, -92° 24' 20.08</p>

# OVERVIEW MAP

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# AGENT CONTACT

There's no doubt Ray Scheide has a passion for the outdoors. At Midwest Land Group, he's able to wake up every morning excited about his job, working for a company he's proud to represent. Ray brings great knowledge of the outdoors to every interaction, offering the best service he knows how to each and every client. From listing to closing, it's his mission to bring people together as they make a big life decision. Ray was born in Washington, D.C., and graduated from the University of Arkansas—Fort Smith. A two-time FLW Tour Champion, Ray spent 11 years as a professional fisherman, and served as only one of 12 representatives from the U.S. in the Eurocup in Spain. During his tenure as a professional angler, he marketed himself to large corporate brands and served as an ambassador in the fishing industry. With great desire to share his passion with kids, Ray developed the first high school fishing team in Arkansas that was the largest in the state for five years, and averaged 125 youths for whom he'd help host a tournament circuit for and take them all over the United States to compete in national events. When he's not out fishing, you can probably find him hunting or traveling. Ray lives in Dover, Arkansas, with his wife, Michelle, son, Corey, and daughter, Mikayla. Call Ray today to experience the Midwest Land Group difference!



**RAY SCHEIDE**, LAND AGENT  
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**MidwestLandGroup.com**

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