

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

LOGAN COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

20 ACRE BUILD SITE WITH GREAT VIEWS

Located on Morgan Road between Greenwood and Mansfield sits this secluded raw 20 acre build site. Road frontage with rural water and power accessible checks off the first hurdles of the typical secluded build site. The property is mostly flat with gentle sloping to the back of the property making it an ideal build site. It sits atop a large hill creating great views of the surrounding mountains in the distance. Existing fencing on three

sides is in place and the seller will fence off the 4th side making the 20 acres completely fenced for your livestock and is the perfect acreage for a small hobby farm. This property is a blank canvas to build your dream home with country living within minutes of town. It is truly hard to find this type of acreage within minutes of the Greenwood school district. Please contact Heath Martin to schedule your personal tour of the property.



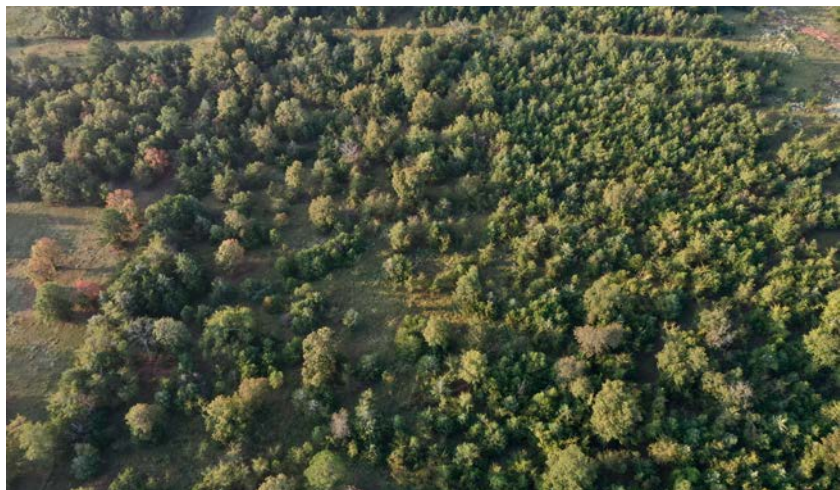
PROPERTY FEATURES

PRICE: **\$99,000** | COUNTY: **LOGAN** | STATE: **ARKANSAS** | ACRES: **20**

- Gated entrance
- County Road frontage
- Rural water at the road
- Power available
- Great build site
- Will be fenced on all 4 sides
- Open views of the mountains in the distance
- Secluded
- Country living
- Perfect for small hobby farm
- 25 minutes to Greenwood



20 +/- ACRES



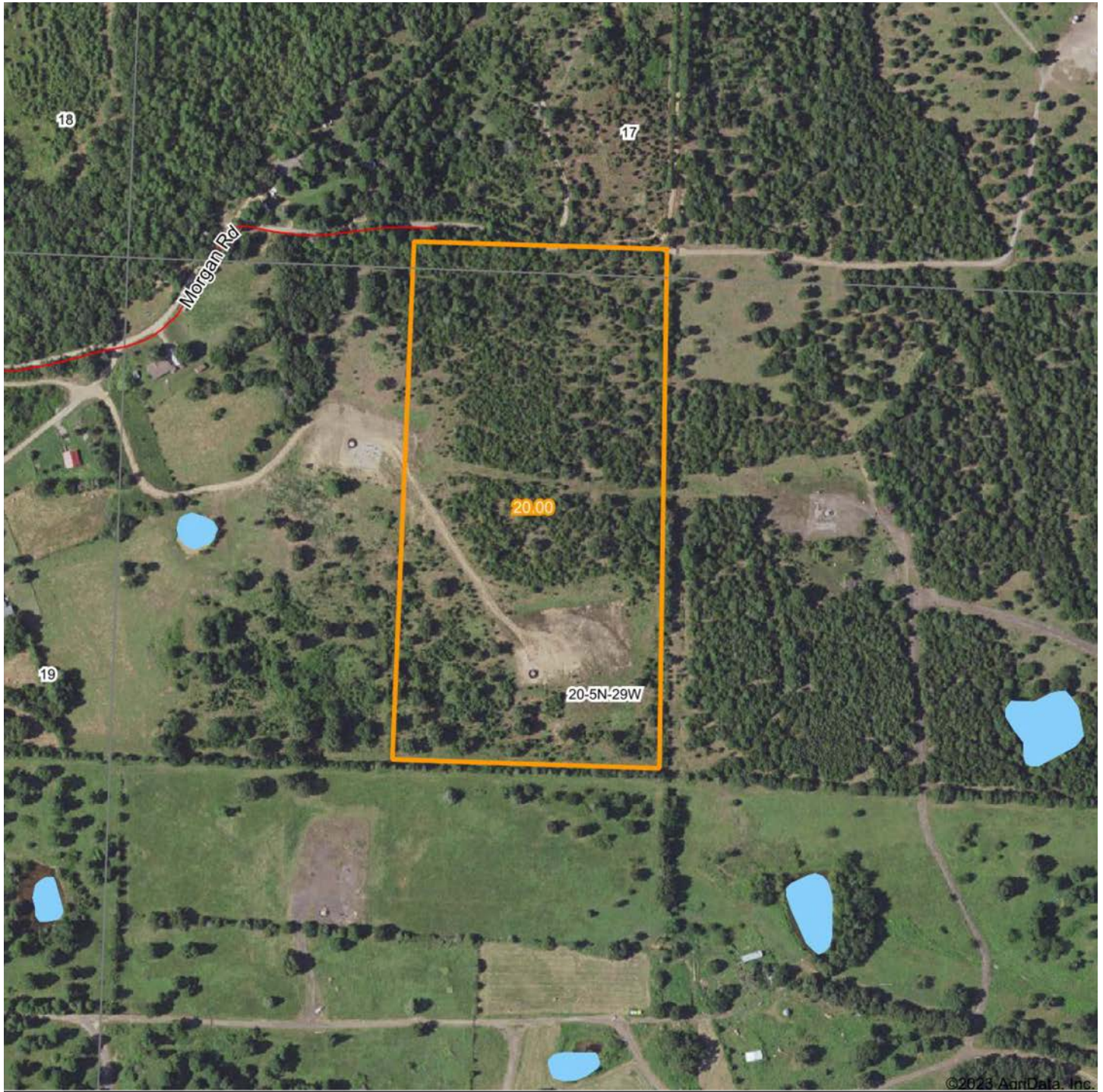
WILL BE FULLY FENCED



GREAT BUILD SITE



AERIAL MAP



Boundary Center: 35° 5' 50.57, -94° 7' 9.54



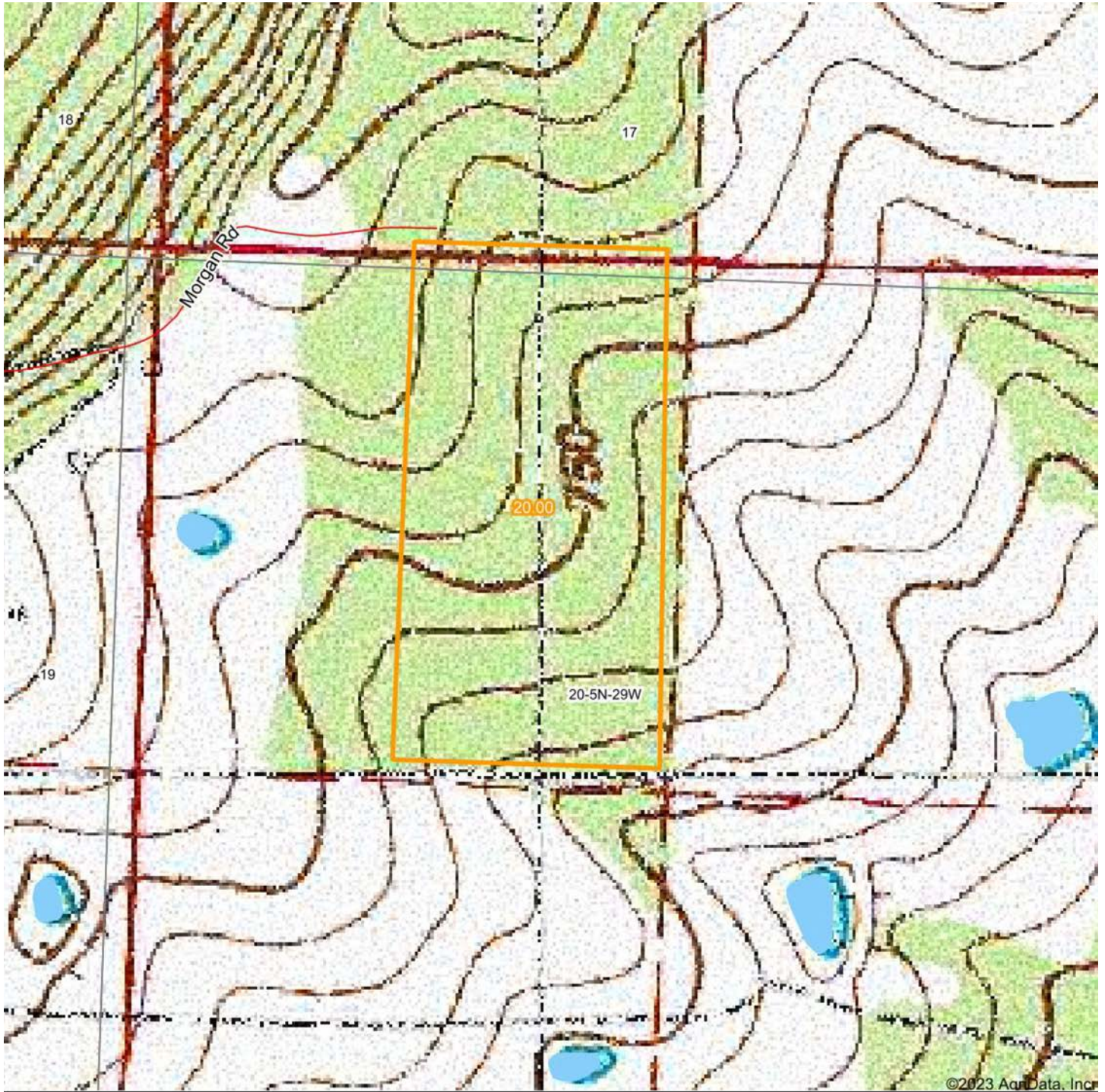
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20-5N-29W
Logan County
Arkansas



0/17/2023

TOPOGRAPHY MAP



Map Center: 35° 5' 49.67, -94° 7' 8.88

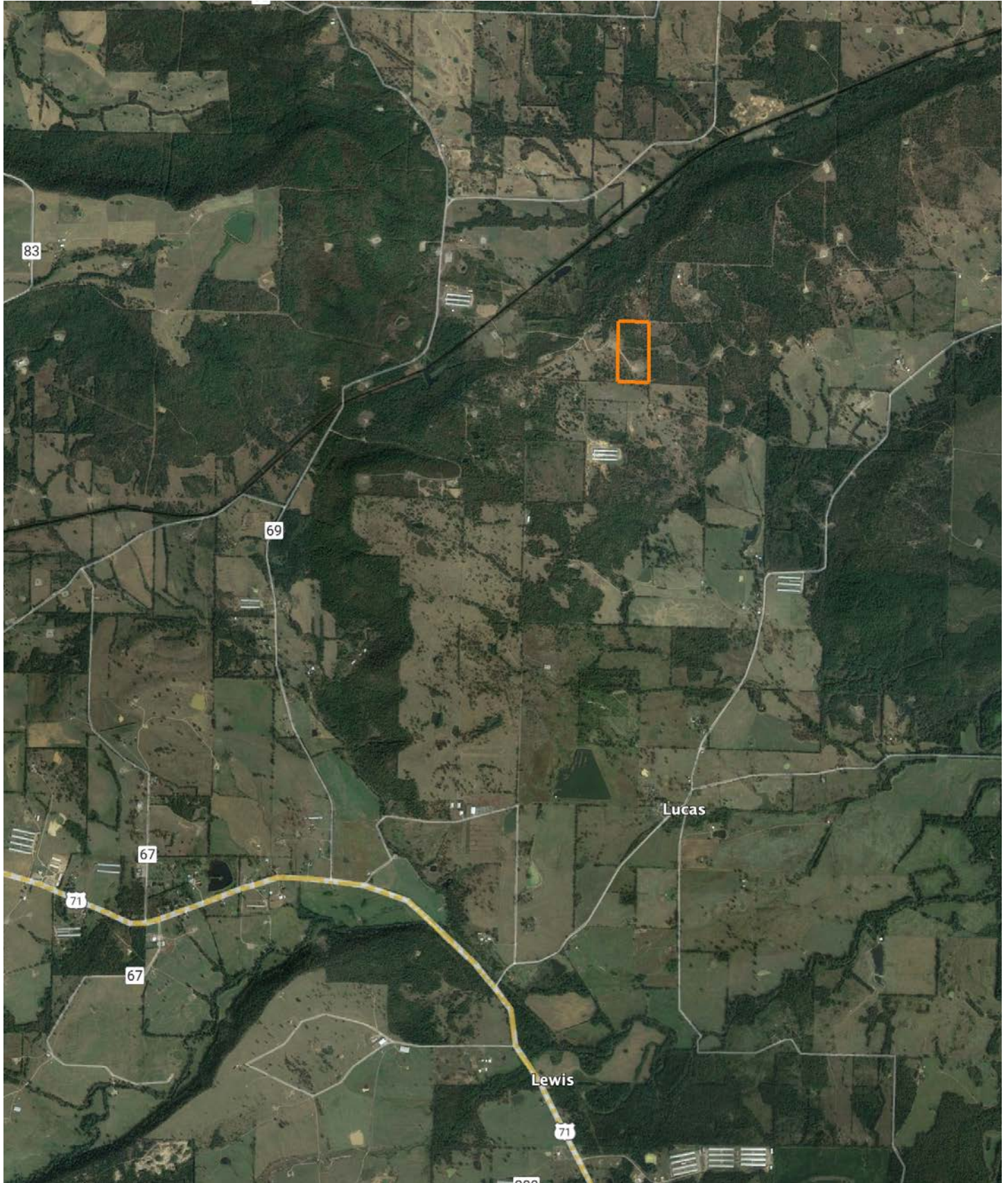


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OVERVIEW MAP



AGENT CONTACT

Heath Martin was born in DeQueen, Arkansas, a small town near the Oklahoma border and was raised just across the state line in the far Southeastern corner of Oklahoma. Heath grew up around the cattle and timber industries, and has been hunting and fishing for as long as he can remember. "In Western Arkansas, there isn't much you can do with land that I haven't been somewhat involved with. If you're buying land in this area, it's usually for raising cattle, timber investment, hunting and recreation or a combination of all four," Heath says. You'd have a hard time finding a land agent who knows more about land management for cattle, timber or hunting in Western and Central Arkansas than Heath. If he doesn't know the answer or solution off the top of his head, he sure knows where to find it.

Heath attended Carl Albert State Junior College, University of Central Arkansas and Arkansas Tech University and holds a wildlife biology degree. Prior to becoming a Midwest Land Group agent, he worked in land surveying, the oil and gas industry, wildlife management and for the National Forest Service. "I have always loved land, the outdoors and hunting. Being a land agent combines aspects of all three of those into one career. Spending time talking about these things with buyers and sellers is what I enjoy most," explains Heath. His wife, Lindsey, is also a Midwest Land Group land agent. Heath helps manage his in-law's family ranch where they have converted it from a working cattle operation to a world-class hunting property in the Ouachita Mountains.

He has an impressive amount of knowledge about deeds, leases, environmental regulations and land management, not to mention a long list of accomplishments in deer, turkey and bear hunting. Only seven Boone and Crockett black bears have ever been harvested in Arkansas, and Heath is responsible for taking two of those bears with a bow. He is a former national and world champion amateur 3D archer. Heath is a published outdoor writer and an outdoor videographer who produces multiple episodes a year for renowned deer biologist, Dr. Grant Woods' wildly popular GrowingDeer.tv. Heath is QDMA Level 1 certified and is a certified remote UAS pilot (commercial drones). Heath can help you find the perfect property for whatever land use you want. Start by telling him exactly what you're looking for in a piece of land.



HEATH MARTIN, LAND AGENT
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