

MIDWEST LAND GROUP PRESENTS

37 ACRES IN

DALLAS COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERSATILE ACREAGE: BUSINESS POTENTIAL AND IDYLIC HOME SITE IN FORDYCE, ARKANSAS

These 37 +/- acres, conveniently located just two and a half miles north of Fordyce, Arkansas, off U.S. Highway 167, present a world of possibilities. Whether you're an entrepreneur seeking a prime business location or someone looking for an idyllic home site, this property offers the best of both worlds. For business-minded individuals, the strategic location with highway access means increased visibility and easy logistics, perfect for various ventures. With ample space and favorable topography, commercial development options abound. Alternatively, for

those desiring a peaceful and spacious home site, the natural beauty and generous acreage make this land a dream come true. Its picturesque topography and tranquil surroundings provide the perfect backdrop for your future home. With 37 +/- acres at your disposal, you can create a private haven with room for gardens, recreation, and more, all while enjoying the convenience of nearby Fordyce. In essence, this property is a versatile investment opportunity that combines the potential for business success with the promise of a serene rural lifestyle.



PROPERTY FEATURES

PRICE: **\$111,000** | COUNTY: **DALLAS** | STATE: **ARKANSAS** | ACRES: **37**

- Strategic location
- Easy accessibility
- Commercial development
- Expansion potential
- Scenic living
- Ample space
- Peaceful lifestyle
- Customizable
- Topography allows for build site with sunset views
- Rural living minutes from town



STRATEGIC LOCATION



AERIAL MAP



Boundary Center: 33° 51' 53.15, -92° 24' 40.84

0ft 280ft 559ft



Maps Provided By:



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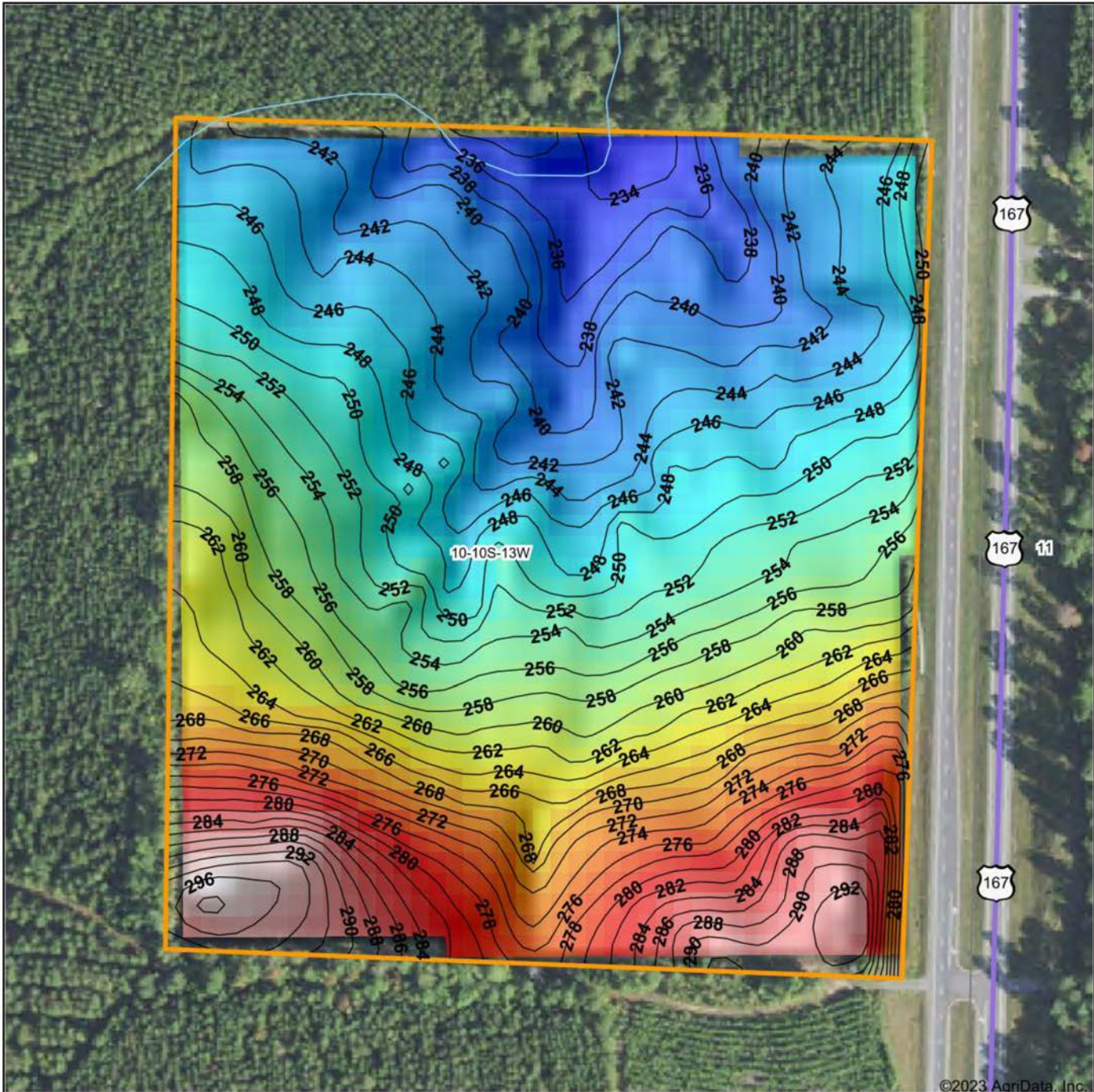
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10-10S-13W
Dallas County
Arkansas

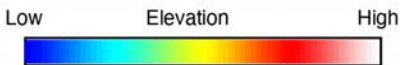


10/25/2023

HILLSHADE MAP



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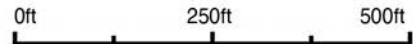


Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 2
Min: 232.7
Max: 298.8
Range: 66.1
Average: 257.6
Standard Deviation: 16.27 ft

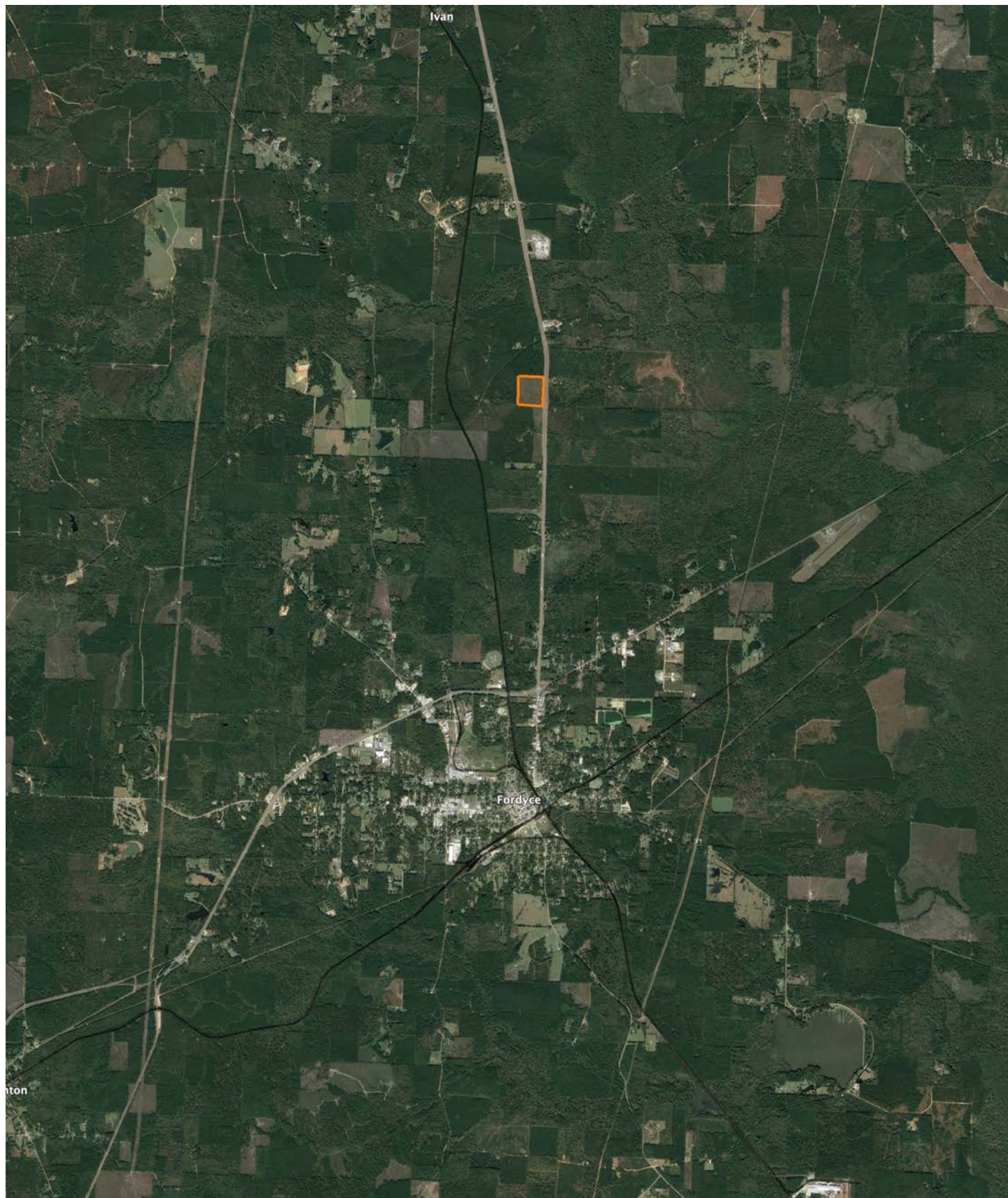


10/25/2023

10-10S-13W
Dallas County
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Boundary Center: 33° 51' 53.15, -92° 24' 40.84

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.



JEFF WATSON, LAND AGENT
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