

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

SEARCY COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LEGACY HOLLOW FARM

Nestled on nearly 40 acres of serene countryside, this 1,800 square foot home has been a cherished home for a loving family since 2007. This 4 bedroom, 2 bathroom farmhouse has undergone recent renovations (2021) to ensure both comfort and modern convenience. Located in a tight-knit community, where neighbors are friends, and history is woven into the land, this hidden gem is ready to welcome a new chapter.

If you value privacy and a connection to the past, you'll appreciate the charm of this home. Tucked away on the backside of the owner's family property, at the end of a peaceful road, this offers more than just a house; it offers a sense of belonging. The property shares its boundaries with a friendly neighbor up the hill and a longstanding cattle farm. Both offer a sense of security and community. The farmer next door is always ready to lend a hand, ensuring a warm and tight-knit environment for families with kids.

Nestled back in a hidden holler, the property boasts seclusion and unique advantages. Enjoy relief from the summer heat, a break from the icy cold in winter, and the occasional wet weather creek that runs through the front yard, a playground for kids and nature enthusiasts alike. "End of the road privacy" provides peace of mind, perfect for the family seeking an escape from the hustle and bustle. You'll find the land here to be rich and versatile, with a well-tended garden and a thoughtfully planned layout, featuring fencing and cross-fencing, and watering tanks strategically placed across the property, all the while striking the perfect balance between pasture, hay ground, and timber. When it's time to unwind and cool off, an above-ground pool beckons, offering moments of relaxation and leisure.

Safety and peace of mind are paramount, and this property has you covered with an in-ground storm shelter—a reassuring feature for those rare moments of severe weather. What's more, this property is uniquely positioned in the path of totality for the April Eclipse, promising you a front-row seat to a celestial spectacle.

The property is steeped in history, with pine trees planted by the family, and various plants and bulbs collected from different homesteads. Parts of the land were once vibrant strawberry fields, and there's a deep connection to the nearby Buffalo River, a central part of life here for generations. Explore the river's upper, middle, and lower districts and discover hidden gems.

While this retreat offers a sense of peaceful isolation, the convenience of the charming town of Marshall is just a short 12 minute drive away, ensuring that all essential amenities are within easy reach. For nature enthusiasts, the Buffalo River, located a mere 7 miles away, provides endless opportunities for outdoor adventures. Should you choose to explore farther afield, you'll find that Mountain Home is just an hour's drive, while the vibrant city of Branson is a mere 1.5 hours away. This property effortlessly blends the tranquility of rural living with the accessibility of nearby urban centers.

This is an opportunity to experience the very best of both worlds—a tranquil, secluded retreat enriched with modern comforts and the untamed beauty of untouched nature. Your new home awaits, where the symphony of serenity and natural wonder harmoniously combine to create an unparalleled living experience.

PROPERTY FEATURES

PRICE: **\$425,000** | COUNTY: **SEARCY** | STATE: **ARKANSAS** | ACRES: **40**

- 40 +/- acres
- 1,800 sq. ft. home
- 4 bedroom
- 2 bath
- Newly remodeled
- Beautiful hilltop views
- Dead-end road privacy
- Garden
- Fenced and cross-fenced
- 3 ponds
- Watering tanks
- Good blend of pasture/hay and timber
- Above ground pool
- In-ground storm shelter
- In the path of totality for the April eclipse
- 12 minutes to Marshall
- 7 miles to Buffalo River access
- 1 hour to Mountain Home
- 1.5 hours to Branson



4 BED, 2 BATH HOME

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BEAUTIFUL HILLTOP VIEWS



GARDEN



ABOVE GROUND POOL



A-FRAME BUILDING



GOOD BLEND OF PASTURE, HAY, & TIMBER



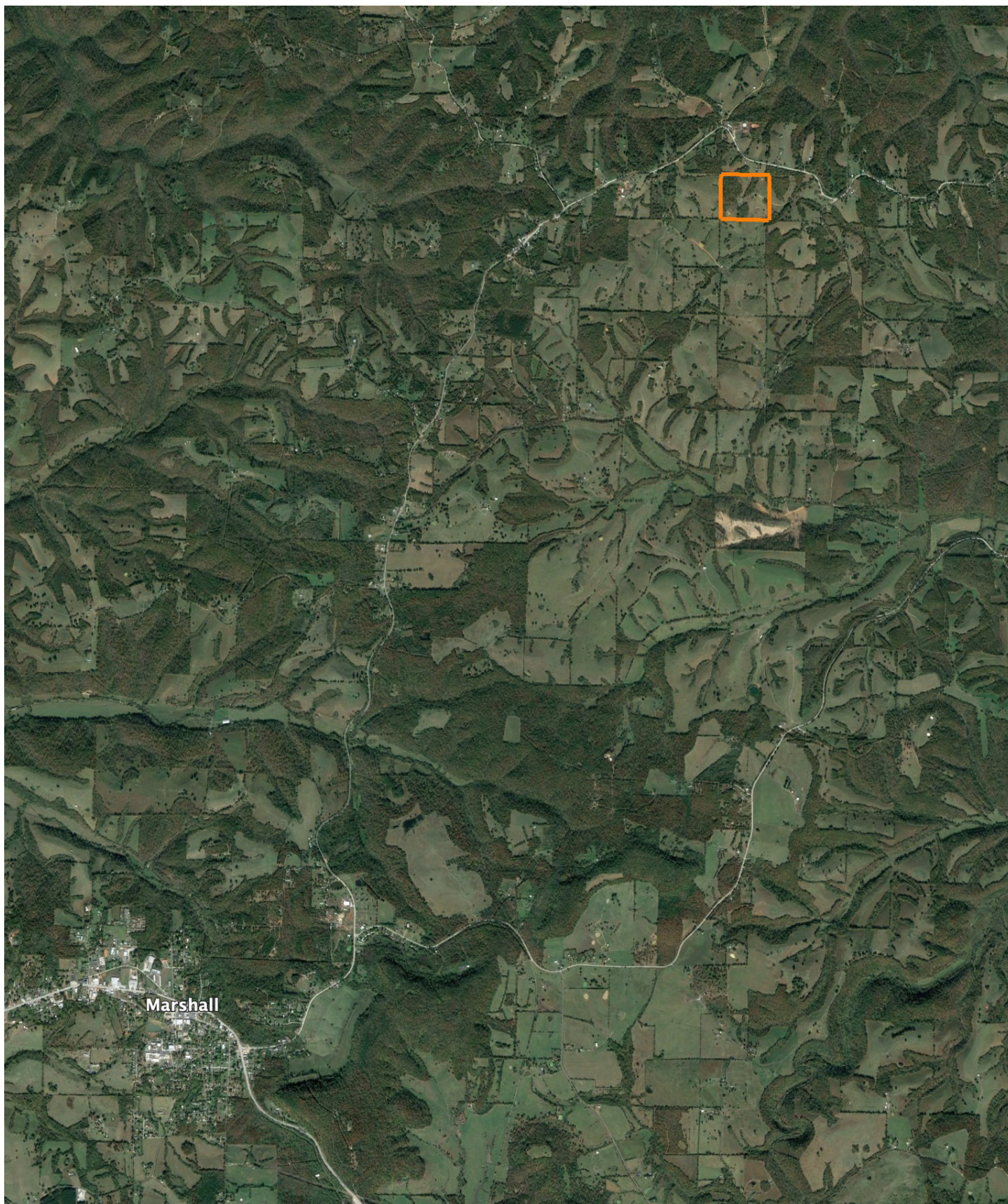
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Zach Luster has an extreme passion for the outdoors. He grew up hunting and fishing with his dad and was hooked at a young age. Born and raised in Jonesboro, Arkansas, Zach attended Jonesboro High School and graduated from Arkansas State University with a Bachelor of Science in Agriculture with an emphasis in Farm Management and minor in Plant Science. After school, he farmed and became a farm manager for a large-scale row crop operation, while also duck guiding in Casscoe and Egypt, AR. These experiences and knowledge of the soils led Zach to develop a strong desire for, and dedication to, land and agriculture.

At Midwest Land Group, he's able to fuel these passions, working in the outdoors with people who also love the outdoors. From chasing turkeys in the hills and guiding duck hunts in the river bottoms to farming for nearly a decade, Zach has spent his whole life dedicated to the land. He knows that there are abundant possibilities with each and every piece of property and what all it encompasses. Clients benefit from his loyalty, large network, and eagerness to succeed. Zach is married to his wife, Kailey, and together, they have a son, Holt. He is a member of the National Wild Turkey Federation and Delta Waterfowl, and serves as a Youth Director at Milligan Ridge Baptist Church. Other than hunting and fishing, Zach enjoys spending time with his family, attending church events and playing golf. Give Zach a call today to experience the Midwest Land Group difference.



ZACH LUSTER, LAND AGENT
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