

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

STONE COUNTY ARKANSAS



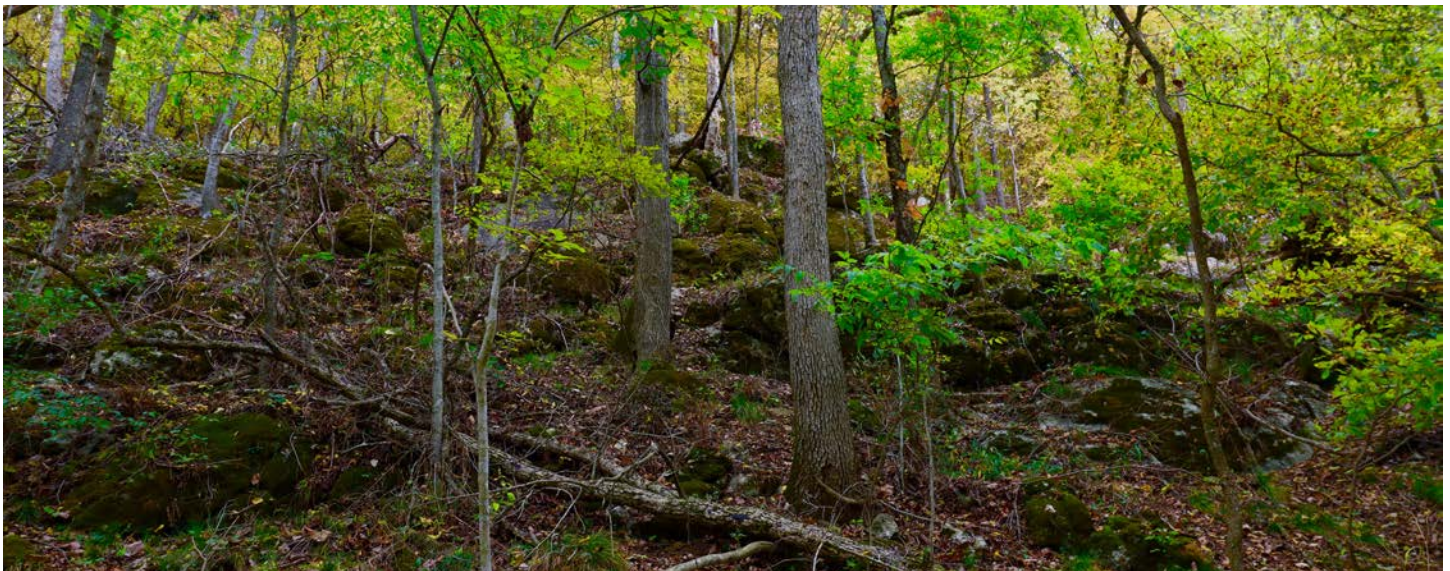
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES ON SOUTH SYLAMORE CREEK

Check this place out! Surrounded by hundreds of thousands of acres of Ozark National Forrest less than 1 mile from the property and a short 3 miles to the entrance to Blanchard Springs Caverns, lies this incredible 40 +/- acres with all the features everyone is looking for. Looking for year-round water? This tract lies on South Sylamore Creek, with a portion of the creek cutting through the southwest corner of the property. Enjoy taking the entire family down to the creek where you can ride ATVs, ride horses, swim, fish, float, hunt, or just relax on a rock bar surrounded by some of the most incredible Ozark ridge lines you've ever seen! This tract isn't just for seasonal use, it can be enjoyed at any time of the year with endless possibilities for future owners. From Highway 14, a well-maintained county road to the south will take you right by the property, where there are multiple sites to build a home or cabin on the east side of the property. On the west side, sitting at an elevation of 500 feet and 150 feet above the creek is a cleared area that would also be

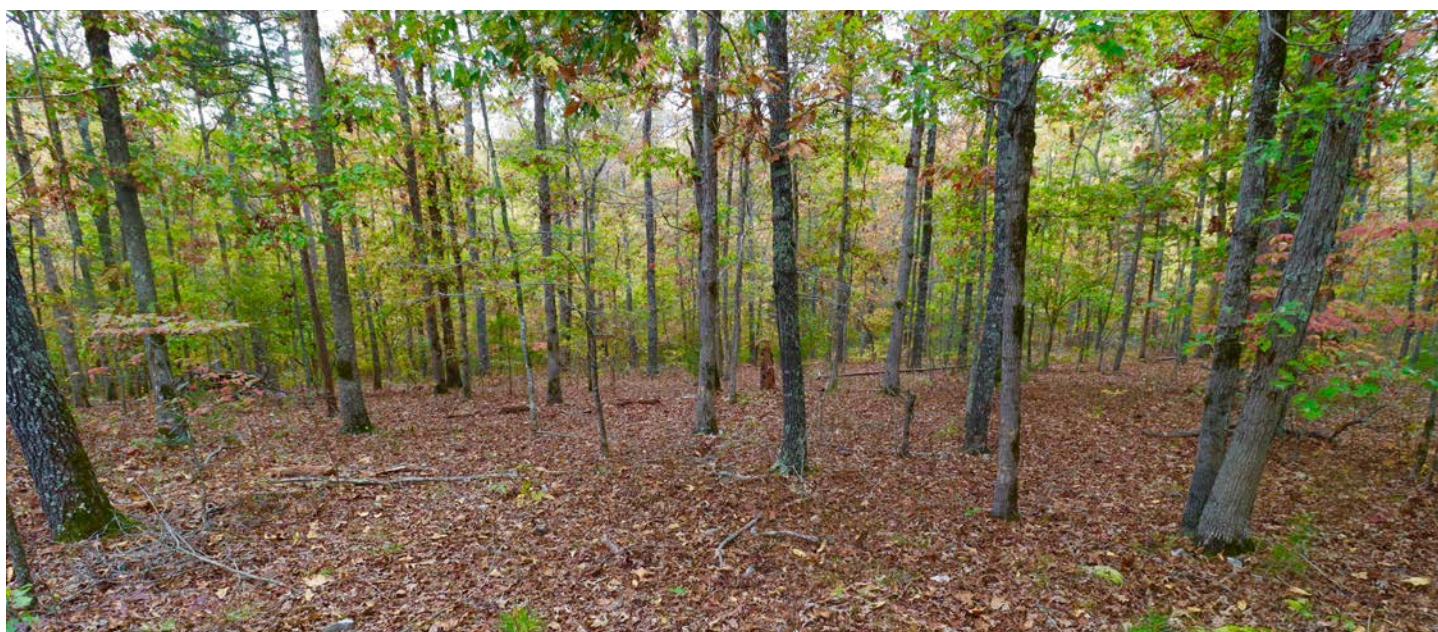
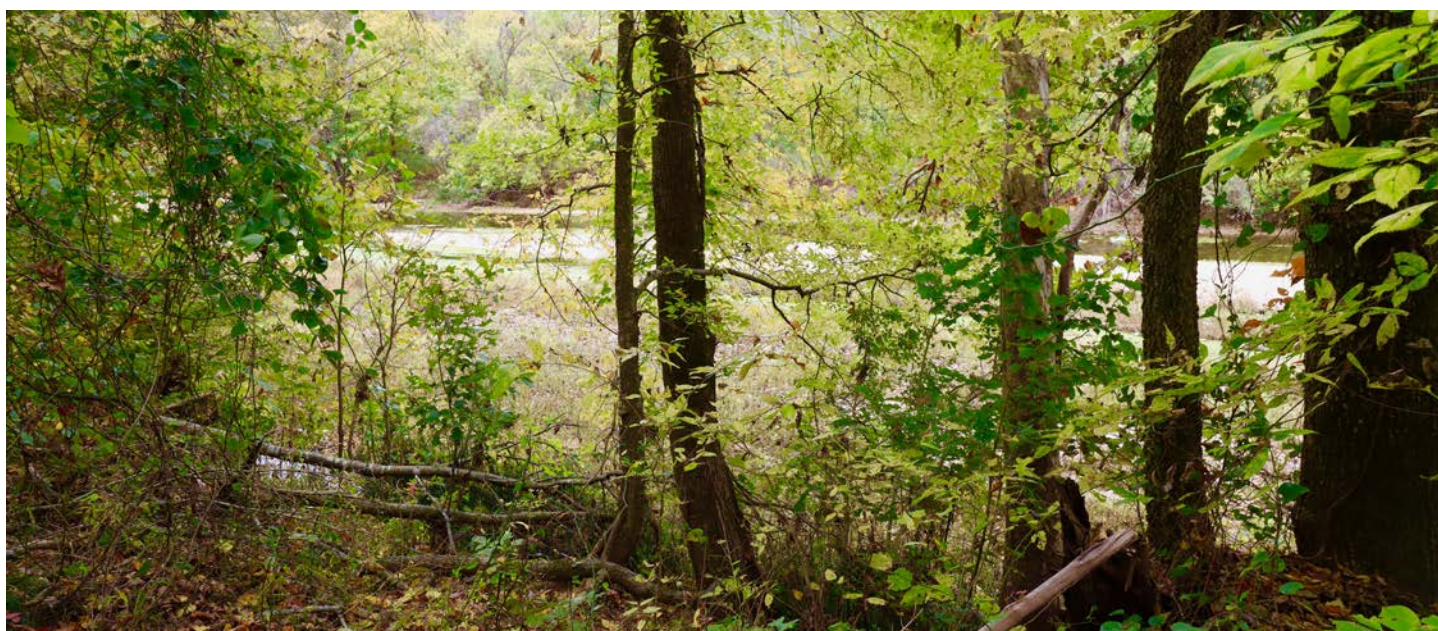
ideal for a home, cabin, or multiple cabins, with views that overlook the creek and beyond to the west. These sites would make for some incredible sunset views that would be hard to match! With the number of tourists that come to this area each year, investing in a tract like this could provide opportunities for campsites or cabin rentals with endless recreational adventures to be had on the property, as well as beyond the property in the national forest. There is currently no power onsite, however, the current owner has recently purchased a utility easement where you could have power provided by Entergy brought onto the property. A short 15 minutes or less from the property will have you in downtown Mountain View where you'll have access to restaurants, shopping, and all the entertainment the area offers. Don't sleep on this tract as the availability to own property on South Sylamore Creek is extremely hard to come by! Please reach out to Michael Rook with Midwest Land Group for additional information or to schedule a private showing!



PROPERTY FEATURES

PRICE: **\$280,000** | COUNTY: **STONE** | STATE: **ARKANSAS** | ACRES: **40**

- South Sylamore Creek runs through southwest corner of property
- Recently purchased power easement from Entergy
- County-maintained road to property (Coates Rd)
- Cleared bluff top build site overlooking creek and beyond to the west
- Multiple build sites with easy access off of Coates Rd
- 3 miles from the entrance to Blanchard Springs
- Less than 1 mile to thousands of acres of Ozark National Forest
- 15 minutes or less drive to downtown Mountain View
- 1.3 miles south of paved Highway 14
- Endless recreational opportunities for the whole family
- Horseback trails all around property
- Perfect location for rentals



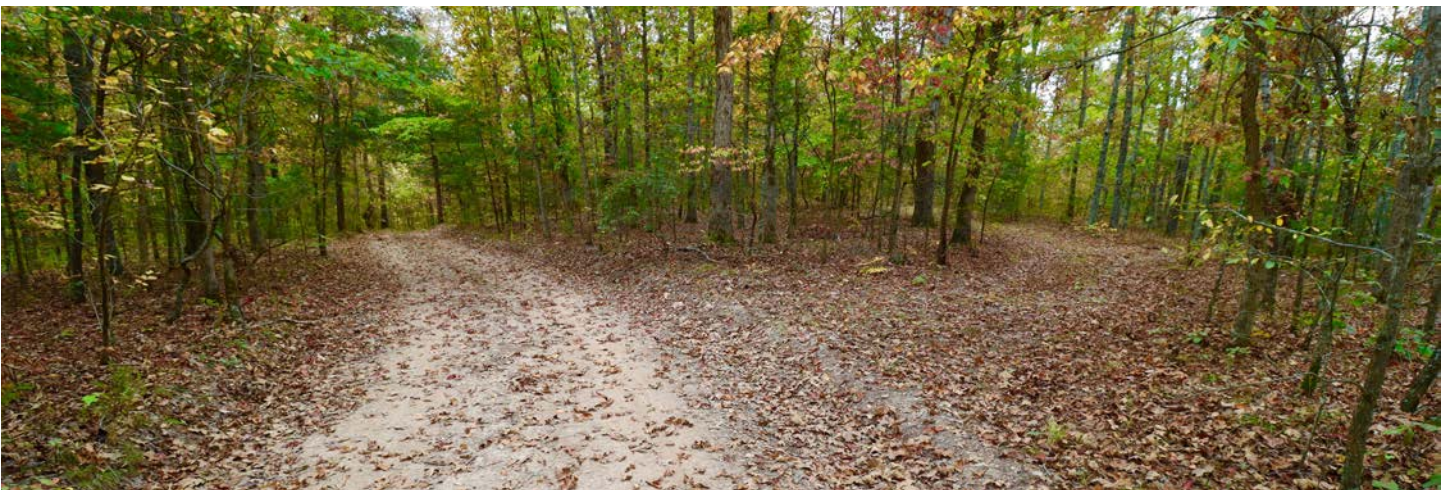
40 +/- ACRES



SOUTH SYLAMORE CREEK



TRAILS THROUGHOUT PROPERTY



MULTIPLE BUILD SITES



AERIAL MAP



Boundary Center: 35° 55' 47.25, -92° 9' 13.1

0ft 274ft 547ft



Maps Provided By:



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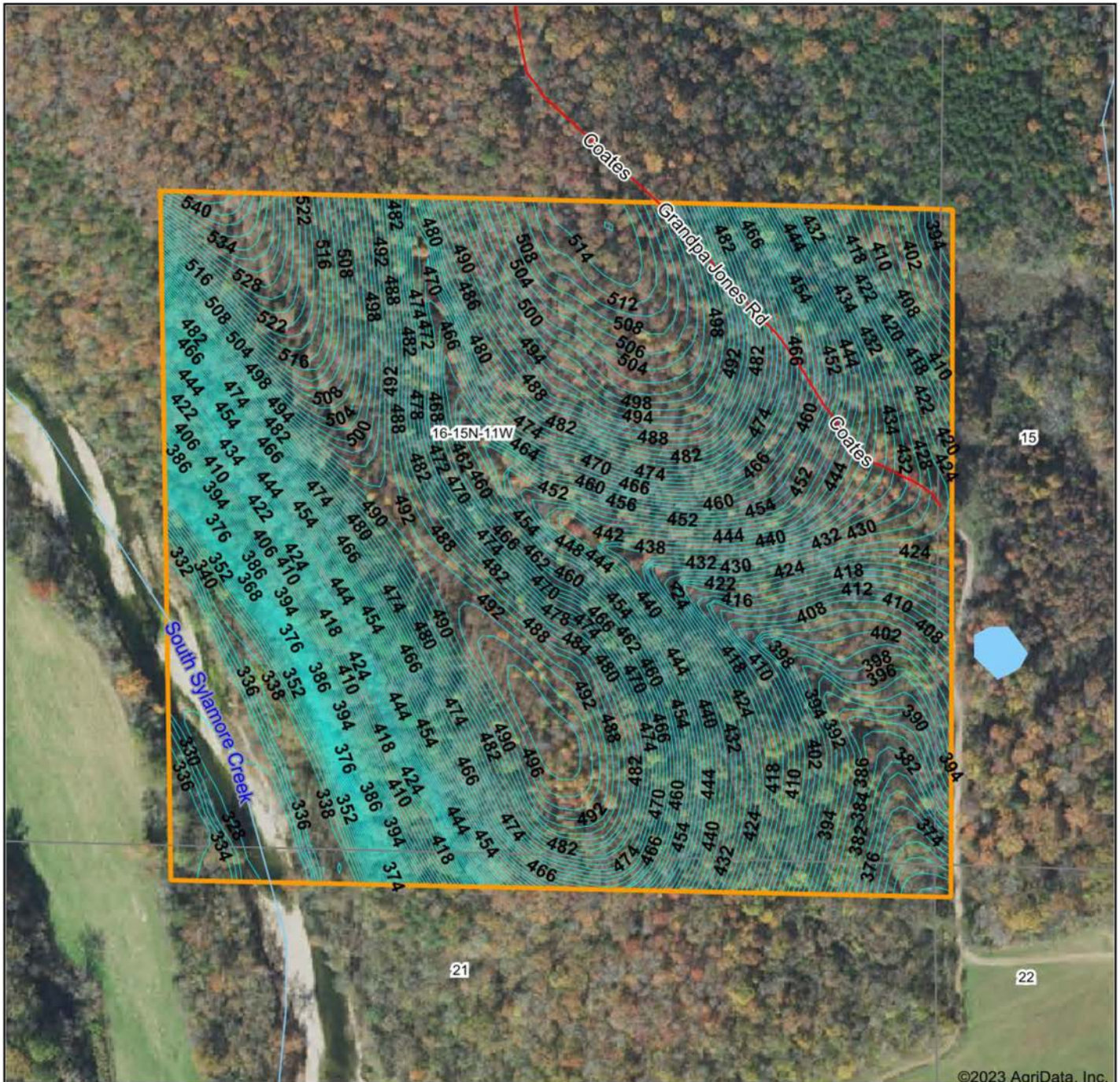
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16-15N-11W
Stone County
Arkansas



10/30/2023

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 326.8

Max: 540.9

Range: 214.1

Average: 446.6

Standard Deviation: 50.52 ft

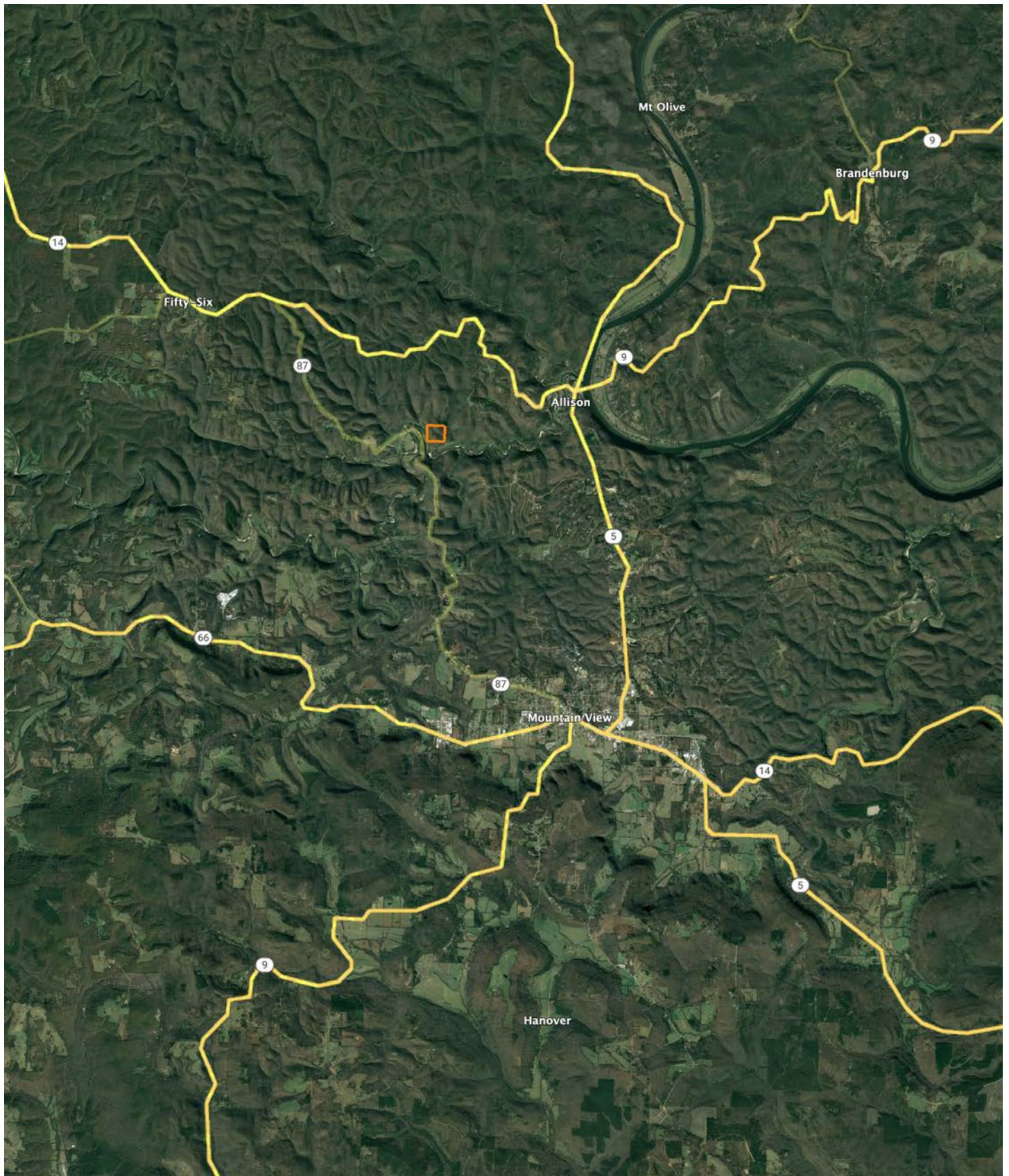


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16-15N-11W
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Boundary Center: 35° 55' 47.25, -92° 9' 13.1

OVERVIEW MAP



AGENT CONTACT

Actions speak louder than words. That's what Michael Rook believes to be the key factor to his success. Born in Jonesboro, Arkansas, he grew up hearing this phrase preached by his parents so much that it became ingrained in his life philosophy. Michael grew up in the Arkansas Delta surrounded by rice, bean, corn, and cotton farms—some of which he worked on in his youth. He attended Valley View High School and Arkansas State University before going to work in the natural gas distribution industry. After a travel-extensive career in natural gas, Michael longed to plant his roots back in the dirt he grew up on, and find a career that capitalized on his passion for the outdoors.

At Midwest Land Group, he's able to combine that passion with his extensive local market knowledge to see others achieve their goals of land ownership. Michael pours himself into every transaction as if it were his own. Getting a new client is easy, but he knows that it takes honesty and integrity to keep a client, and you can rest assured in that. He doesn't tell clients he'll give them 100%; he proves it. When Michael's not working, you can find him hunting all kinds of game, fishing, golfing or skiing. He resides in Jonesboro, Arkansas, with his wife, Anna, and daughter, Kingston.



MICHAEL ROOK, LAND AGENT
816.718.7201

MRook@MidwestLandGroup.com



MidwestLandGroup.com

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