

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

VAN BUREN COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL 30 +/- ACRES IN A HIGHLY SOUGHT-AFTER LOCATION

This exceptional property boasts a remarkable build site that offers both privacy and security. Situated in a highly sought-after location, it provides a great opportunity to enjoy breathtaking distant mountain views. The property's unique selling point lies in its secluded nature but not too far away from conveniences being just 4 miles to Damascus and 14 miles to Green

Briar. With public water, electricity, and high-speed internet readily available, it offers the perfect blend of modern amenities and natural surroundings. This is an extraordinary opportunity to build your dream home in a secluded location with approximately 25% timber and 75% pasture mix and stunning mountain views in two directions.



PROPERTY FEATURES

PRICE: **\$199,000** | COUNTY: **VAN BUREN** | STATE: **ARKANSAS** | ACRES: **30**

- 30 +/- acres
- Mountain views
- Beautiful pasture
- Mature hardwood
- Great build sites
- Access to utilities
- Partially fenced
- 150 +/- yards from paved road
- 4 miles from Damascus
- 14 miles from Green Briar



30 +/- ACRES



MOUNTAIN VIEWS



BEAUTIFUL PASTURE



PARTIALLY FENCED



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 24' 37.92, -92° 25' 55.63

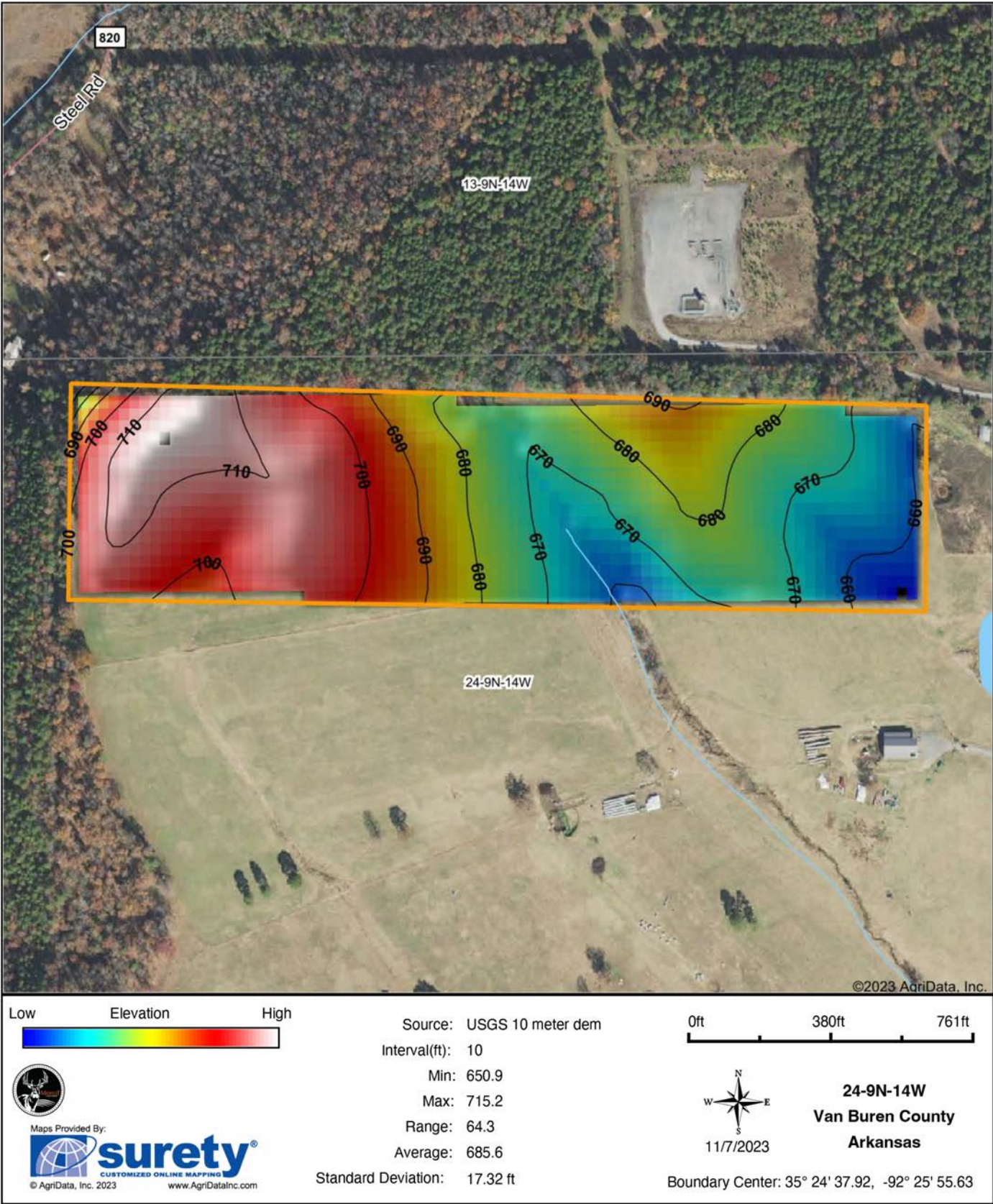
0ft 435ft 869ft

24-9N-14W
Van Buren County
Arkansas

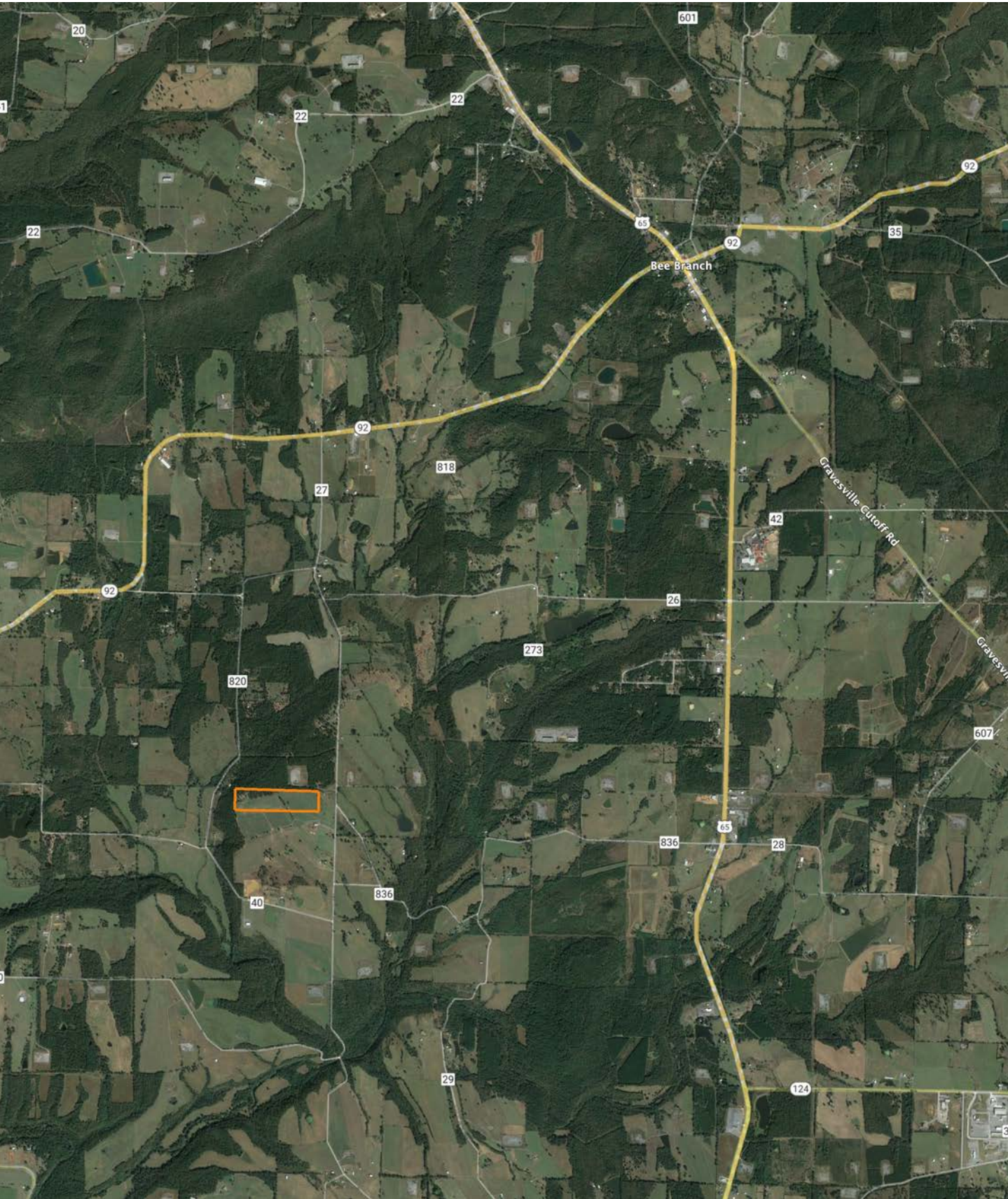


11/7/2023

HILLSHADE MAP



OVERVIEW MAP



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
479.886.5312
RScheide@MidwestLandGroup.com



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