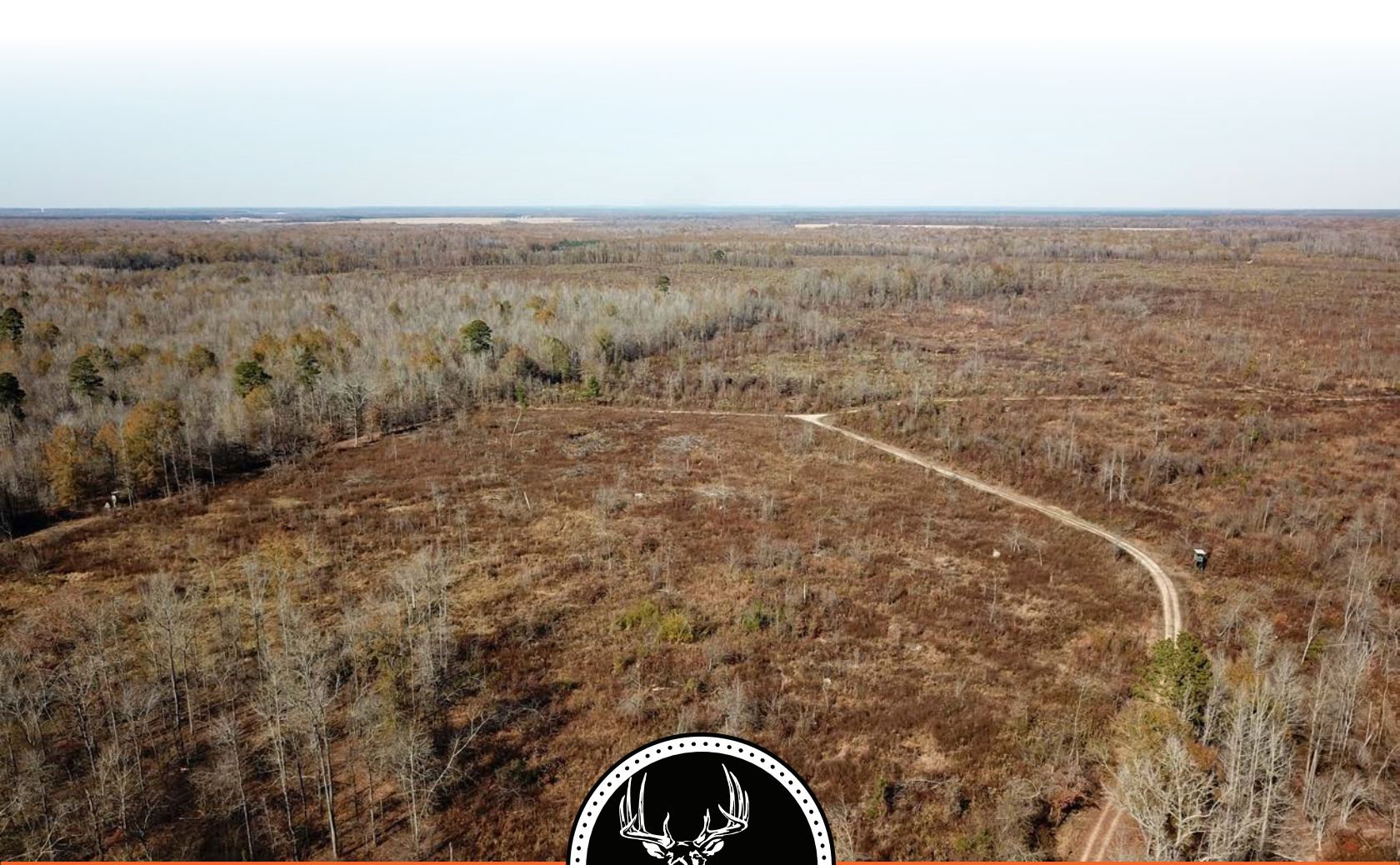


MIDWEST LAND GROUP PRESENTS

609 ACRES IN

CLARK COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

609 +/- ACRE RIVERSIDE TIMBERLAND HAVEN: A PERFECT BLEND OF HUNTING AND MAJESTIC HARDWOODS

Imagine this massive 609 acre timberland only 20 miles from Arkadelphia, right by the Ouachita River, with an Oxbow adding a twist to the landscape. Around 300 acres have had the timber cut, creating a perfect spot for food plots. The trails? They're like nature's backroads, perfect for slipping in and out while chasing that dream hunt.

Now, in the remaining 239 acres, you've got this mix of hardcore hardwoods down in the lowlands. Big trees,

cool shadows – a haven for serious bucks. And get this – it's not just a scenic view; those mature hardwoods mean a solid return on your investment. So, if you're all about hunting and making smart moves, this piece of outdoorsy paradise, hugged by the Ouachita and its Oxbow, is where it's at. It's a blend of fresh hunting grounds and untouched hardwood charm, offering the real deal for anyone wanting a slice of wild beauty. Call today for your personal tour and discover the thrill of the wild in every acre.



PROPERTY FEATURES

PRICE: **\$1,125,750** | COUNTY: **CLARK** | STATE: **ARKANSAS** | ACRES: **609**

- Short drive to Arkadelphia and Gurdon
- Prime hunting ground
- Well-defined trails
- Oxbow Lake from Ouachita
- Abundant wildlife
- Mature oak hardwoods and others
- Cypress breaks
- Investment value
- Gated and locked entrances
- County road access



609 +/- ACRES



WELL-DEFINED TRAILS



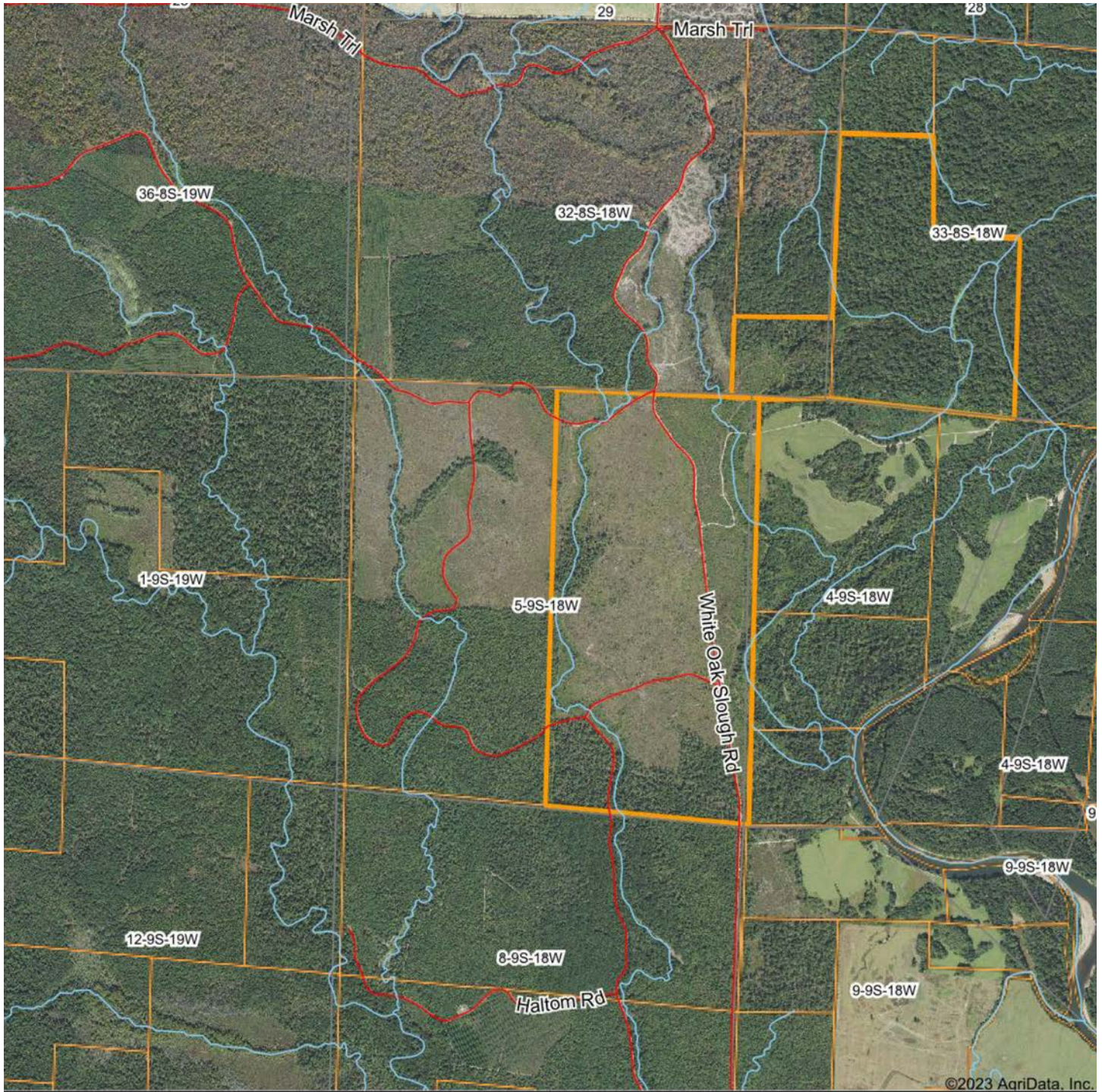
PRIME HUNTING GROUND



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 33° 59' 4.32, -92° 57' 51.92

0ft 2195ft 4390ft



Maps Provided By:



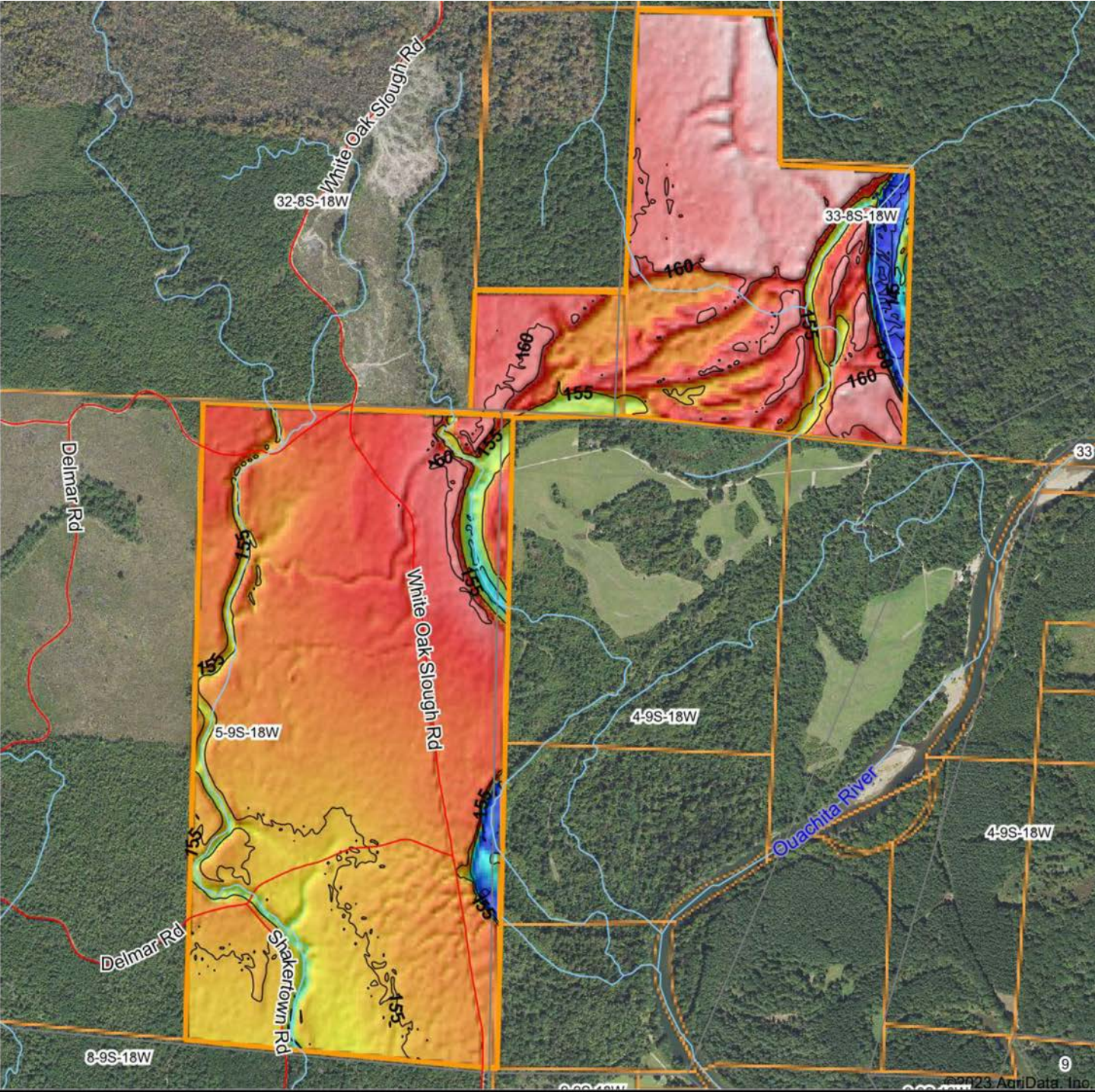
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4-9S-18W
Clark County
Arkansas



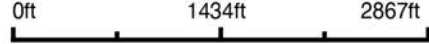
12/6/2023

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 144.4
 Max: 163.0
 Range: 18.6
 Average: 157.0
 Standard Deviation: 3.05 ft

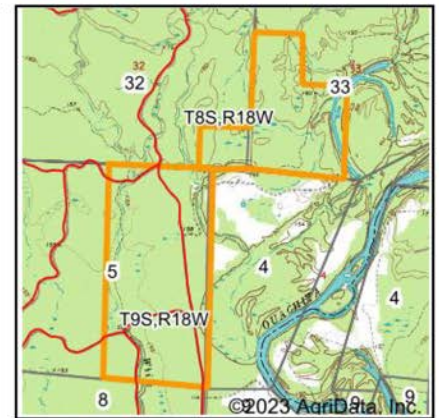
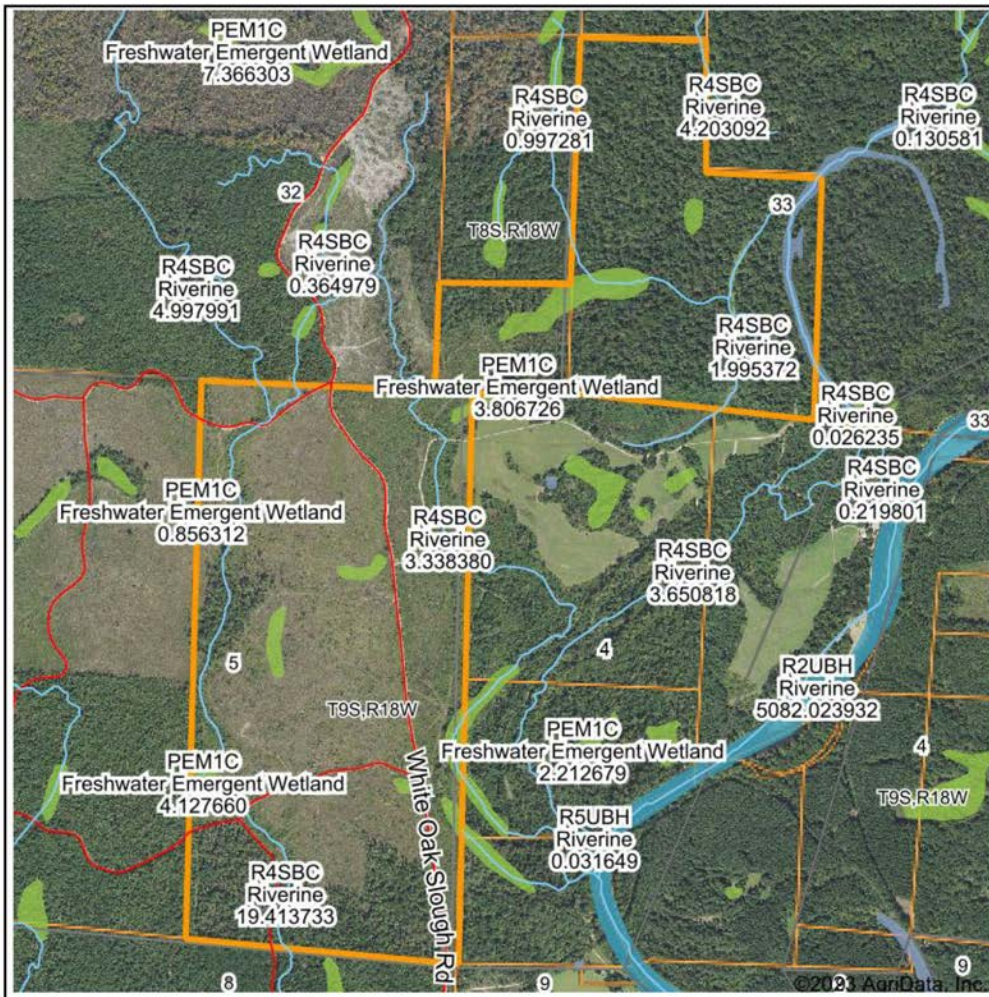


12/6/2023

4-9S-18W
Clark County
Arkansas

Boundary Center: 33° 59' 4.32, -92° 57' 51.92

WETLANDS MAP



State: **Arkansas**
 Location: **4-9S-18W**
 County: **Clark**
 Township: **Caddo**
 Date: **12/6/2023**



Maps Provided By:



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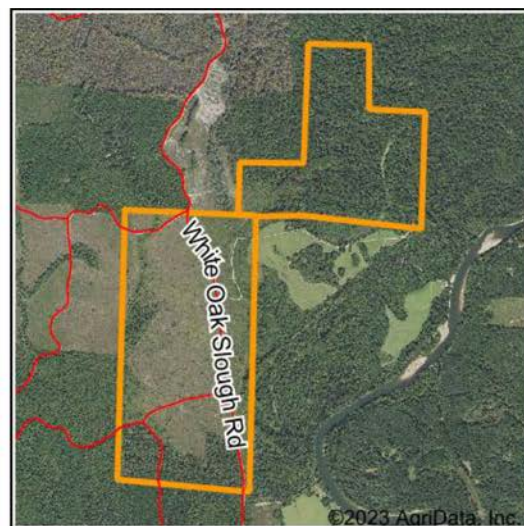
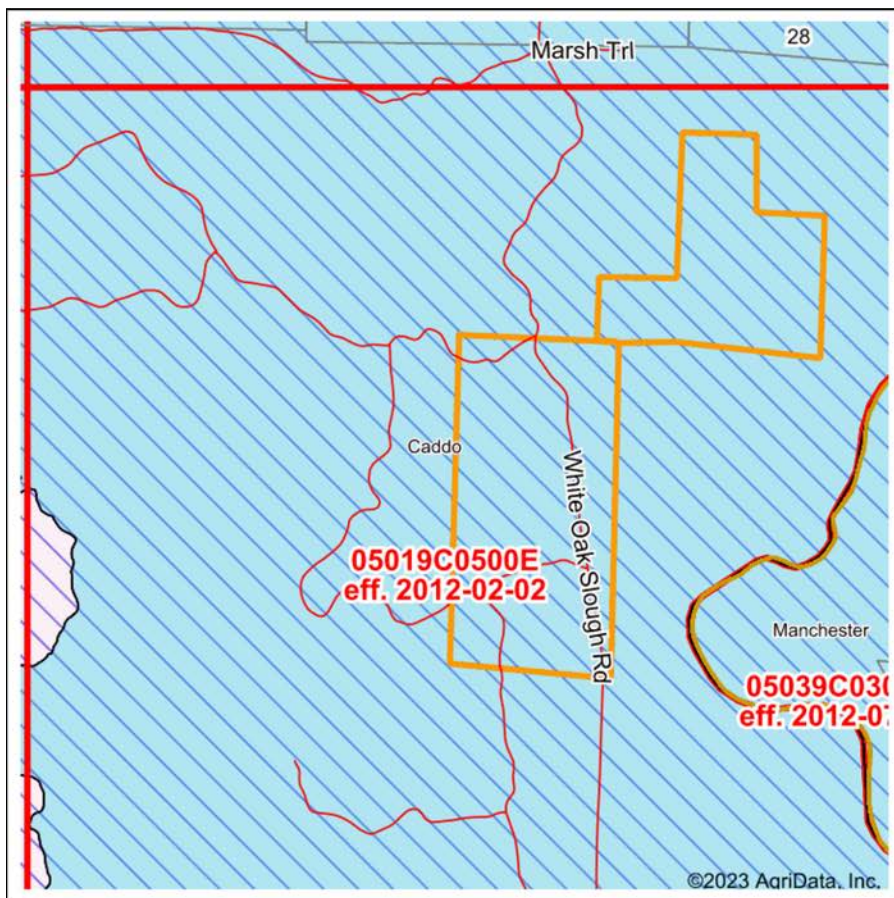


0ft 2129ft 4257ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	26.04
R4SBC	Riverine	5.31
PUBF	Freshwater Pond	4.89
Total Acres		36.24

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA REPORT



Map Center: 33° 58' 55.72, -92° 58' 30.42
 State: AR Acres: 605.09
 County: Clark Date: 12/6/2023
 Location: 4-9S-18W
 Township: Caddo



Maps Provided By:
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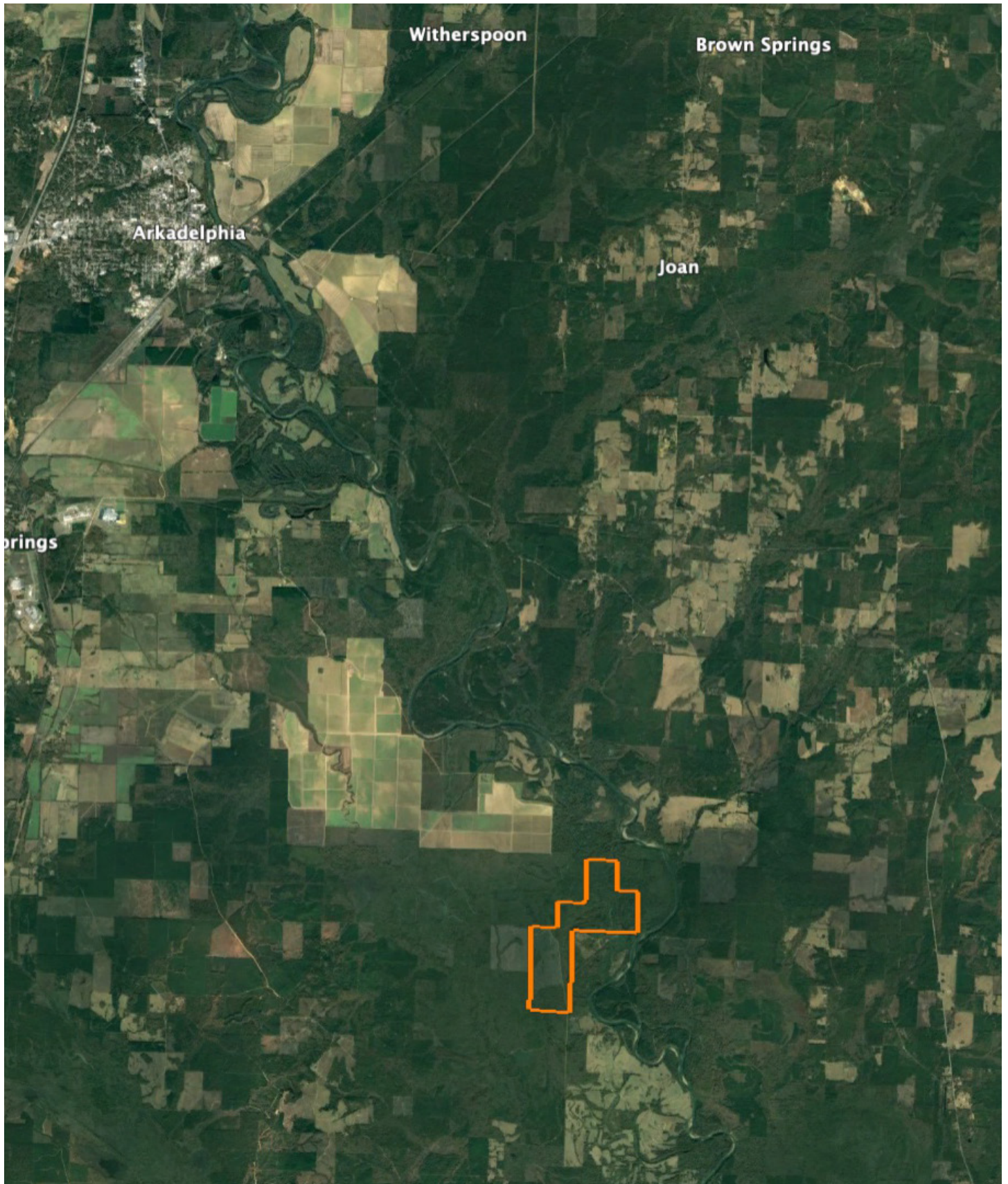
Name	Number	County	NFIP Participation	Acres	Percent
CLARK COUNTY, UNINCORPORATED AREAS	050422	Clark	Regular	605.09	100%
Total				605.09	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
A		100-year Floodplain	605.09	100%
Total			605.09	100%

Panel	Effective Date	Acres	Percent
05019C0500E	2/2/2012	605.09	100%
Total		605.09	100%

OVERVIEW



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
870.224.1144
JWatson@MidwestLandGroup.com



MidwestLandGroup.com

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