

MIDWEST LAND GROUP PRESENTS

88 ACRES IN

GARLAND COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME 88 +/- ACRES: IDEAL DEVELOPMENT OPPORTUNITY OR SERENE HOME BUILD SITE

Nestled just north of Hot Springs and Hot Springs Village, these captivating 88 +/- acres boast unparalleled potential for development or the creation of a unique, secluded home site. Conveniently accessible from both Warren Watson Road and Dunn Road, the property offers exceptional ease of entry, ensuring a seamless experience for those envisioning a future on this picturesque land.

As you explore, you'll encounter a diverse landscape featuring rolling hills, tranquil creeks, and a harmonious blend of mature oak hardwood and pine trees. The allure of this land extends beyond its natural beauty; it's

a marketable canvas for developers seeking a promising investment. A private county road bisects the property, enhancing accessibility and opening up possibilities for separate tracks designated for individual home sites. This exclusive feature not only facilitates practical access but also adds an element of privacy for those yearning for a serene retreat amidst the Ouachita Mountains.

Whether you're considering a comprehensive development project or envisioning the perfect standalone home, these 88 +/- acres offer a harmonious blend of accessibility, natural beauty, and marketability, making them a standout choice in the heart of Arkansas.



PROPERTY FEATURES

PRICE: **\$649,200** | COUNTY: **GARLAND** | STATE: **ARKANSAS** | ACRES: **88**

- Ideal location
- Multiple access points
- Development opportunities
- Creeks and streams
- Rolling hills
- Mature hardwoods
- Scenic views
- Wildlife
- Multiple home build sites
- Seclusion



ROLLING HILLS



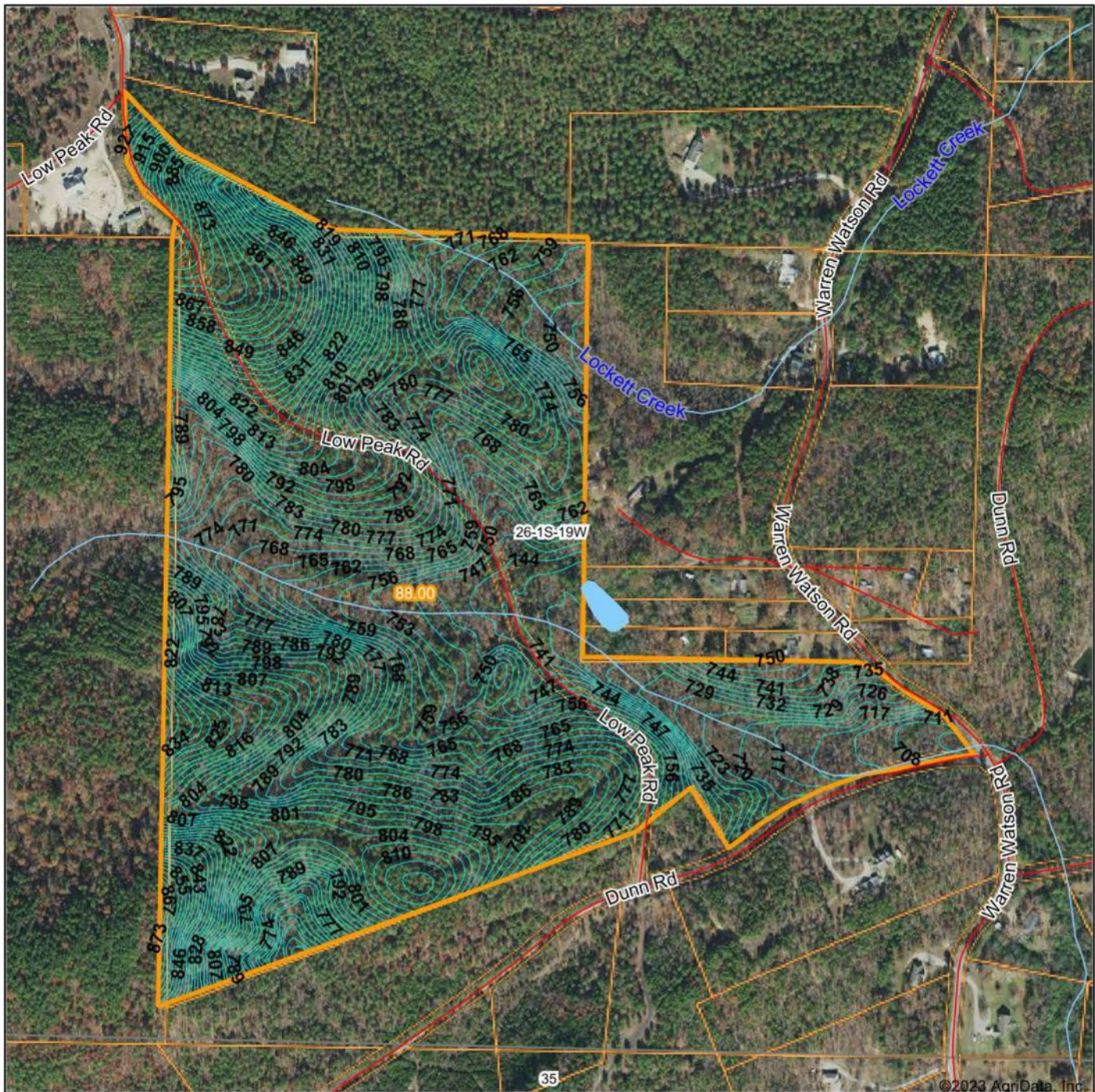
MATURE HARDWOODS



MULTIPLE ACCESS POINTS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 703.5

Max: 932.1

Range: 228.6

Average: 783.9

Standard Deviation: 37.73 ft

0ft 513ft 1025ft

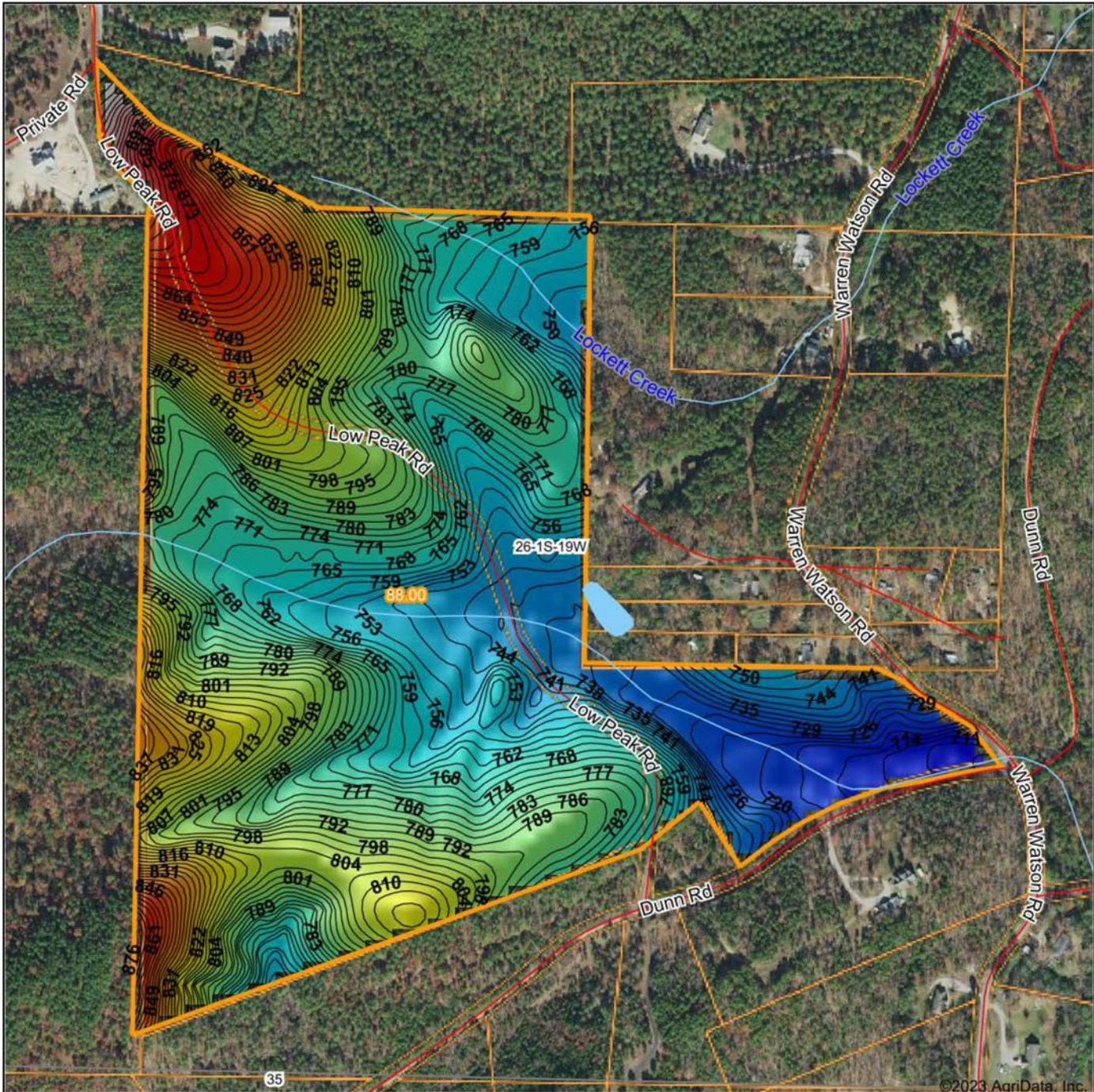


5/18/2023

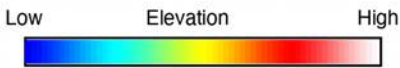
26-1S-19W
Garland County
Arkansas

Map Center: 34° 36' 52.27, -93° 0' 31.66

HILLSHADE MAP



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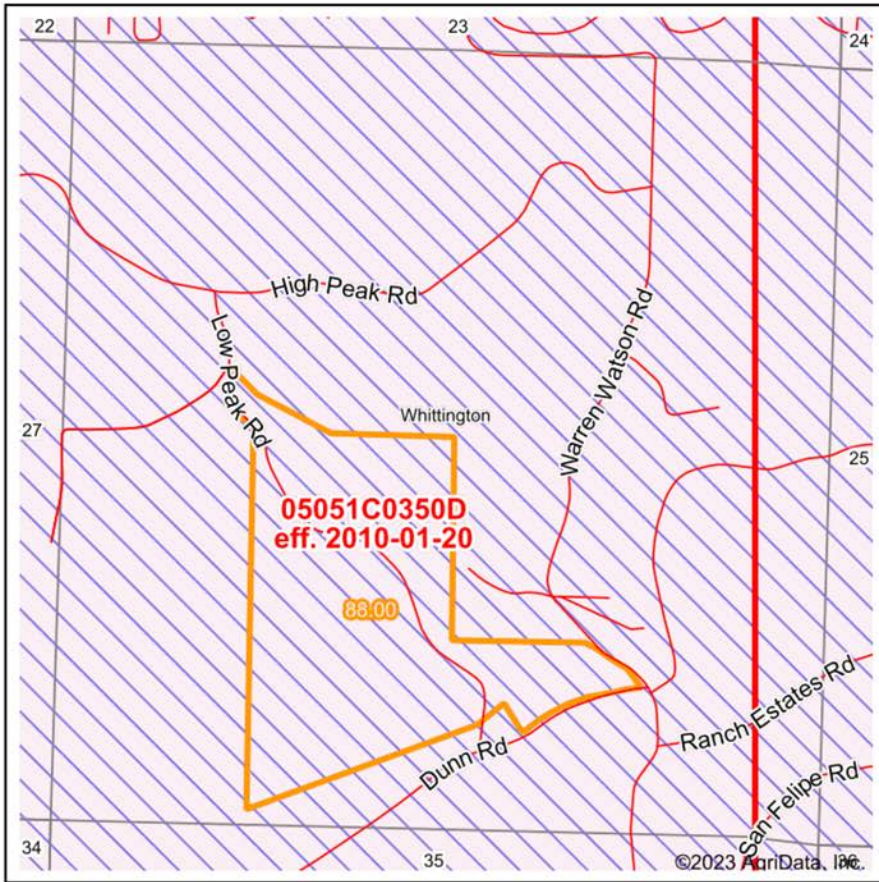


5/18/2023

26-1S-19W
Garland County
Arkansas

map center: 34° 36' 52.27, -93° 0' 31.66

FEMA MAP



Map Center: 34° 36' 57.34, -93° 0' 25.26
 State: AR Acres: 88
 County: Garland Date: 5/18/2023
 Location: 26-1S-19W
 Township: Whittington



Maps Provided By:
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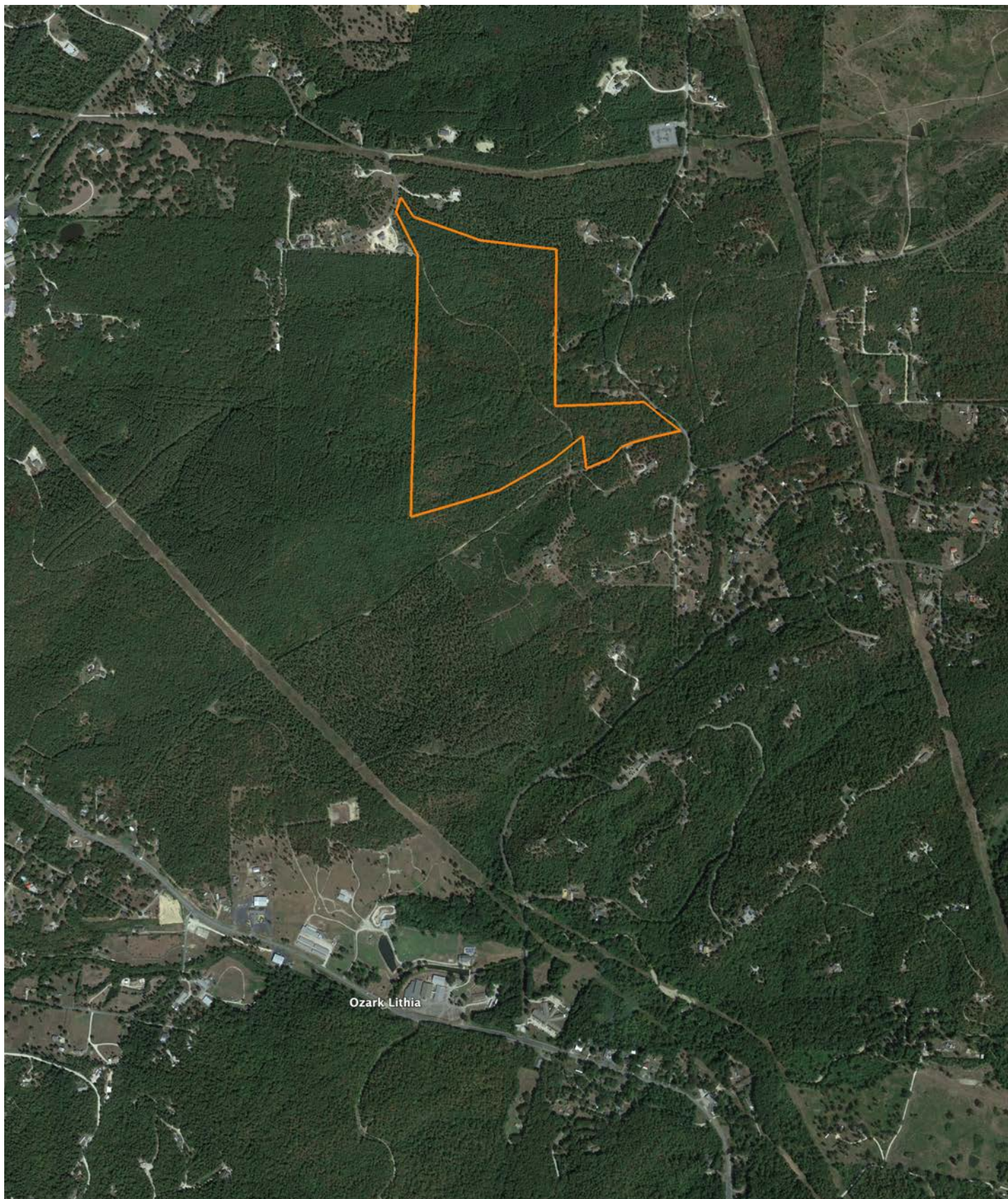
Name	Number	County	NFIP Participation	Acres	Percent
GARLAND COUNTY	050433	Garland	Regular	88	100%
Total				88	100%

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

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	88	100%
Total			88	100%

Panel	Effective Date	Acres	Percent
05051C0350D	1/20/2010	88	100%
Total		88	100%

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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