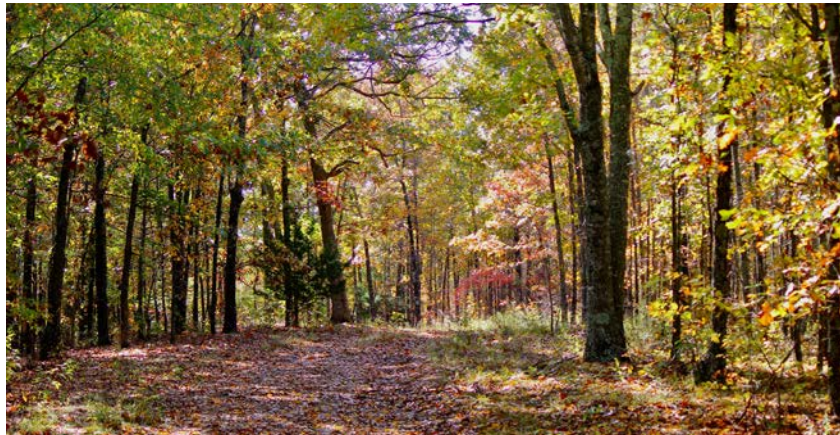


MIDWEST LAND GROUP PRESENTS



MADISON COUNTY, AR

160 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

160 +/- ACRES WITH CABIN, RURAL WATER, SEPTIC, ELECTRIC, AND TIMBER

Nestled in the heart of the picturesque Ozark Mountains, this sprawling 160 +/- acre property is a nature lover's dream. Tucked away in the wilderness, the land is home to a myriad of natural wonders and recreational opportunities. At the pinnacle of this captivating landscape, you'll find a charming 448 square foot cabin that offers a cozy retreat in the midst of untamed beauty.

The cabin, a perfect blend of rustic charm and modern convenience, is a haven for those seeking refuge from the demands of city life. With its breathtaking mountaintop location, it provides unparalleled views of the surrounding terrain. Whether it's savoring your morning coffee on the porch, or enjoying cool evenings by a fire pit, you'll feel a deep connection to the serenity of nature.

This property is a true oasis for wildlife enthusiasts. A thriving habitat, it boasts a level mountaintop that's frequented by various animals, making it an ideal location for observing and enjoying the local critters that call it home. Moreover, there's a well-established road & trail system, perfect for hiking, riding, and exploring the lush woods. You'll also discover six deer stands scattered across the property, offering an excellent opportunity for hunting and wildlife observation. A combination of eight hanging and trough feeders to attract game, enhancing your chances of encountering deer, turkey, and other indigenous wildlife species.

The land is graced with an abundance of mature oak timber, not only adding to the property's natural beauty but also making it a valuable timber resource. Nestled at an elevation of approximately 2,000 feet, the air is crisp and invigorating, and the landscape is draped in stunning seasonal colors, making this a year-round haven for outdoor enthusiasts. For those looking to build a larger, custom home, this property already has two septic systems in place, providing flexibility for future development. In addition, buried electricity and rural water ensure that you can enjoy modern comforts even in this remote, off-the-grid location.

The property is conveniently located at the end of the road, offering the privacy and seclusion that many dream of. While you may feel miles away from civilization, it's only about 5 miles from Highway 23, making it accessible year-round. If you ever crave the amenities and services of a larger town, you're only 30 minutes away from Huntsville, Arkansas. And for those who wish to explore the cultural and culinary delights of the region, the vibrant cities of Fayetteville, Eureka Springs, and Springdale are all just an hour's drive from this idyllic retreat. Whether you're seeking solitude or adventure, this property provides the perfect balance between a remote, natural sanctuary and the convenience of nearby urban amenities.

PROPERTY FEATURES

PRICE: **\$475,000** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **160**

- 448 +/- sq. ft. finished cabin
- Rural water
- Buried electricity
- Trail system
- 6 deer stand
- 8 hanging and trough feeders
- Marketable timber
- 2,000 +/- ft. elevation
- 2 septic systems
- End of the road access
- 5 +/- miles of gravel off Highway 23
- 30 minutes to Huntsville, AR
- 1 hour to Fayetteville, Eureka Springs, and Springdale, AR



160 +/- ACRES



448 +/- SQ. FT. FINISHED CABIN



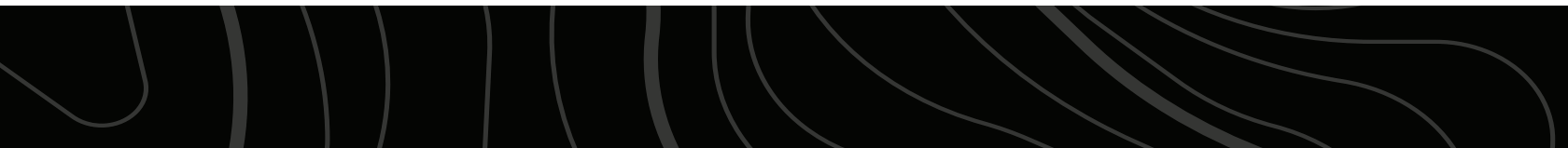
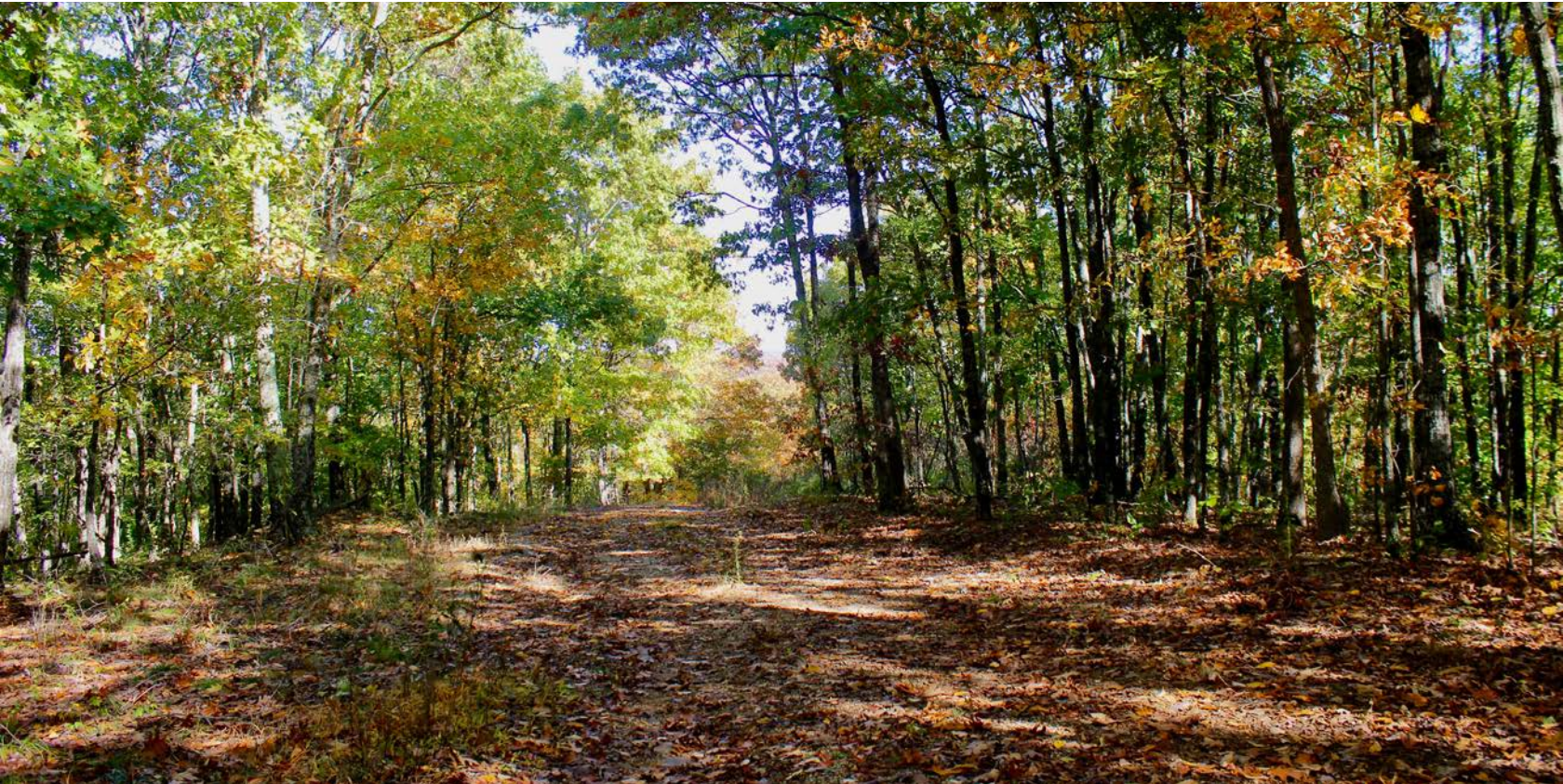
UTILITIES



TRAIL CAM PICTURES



TRAIL SYSTEM



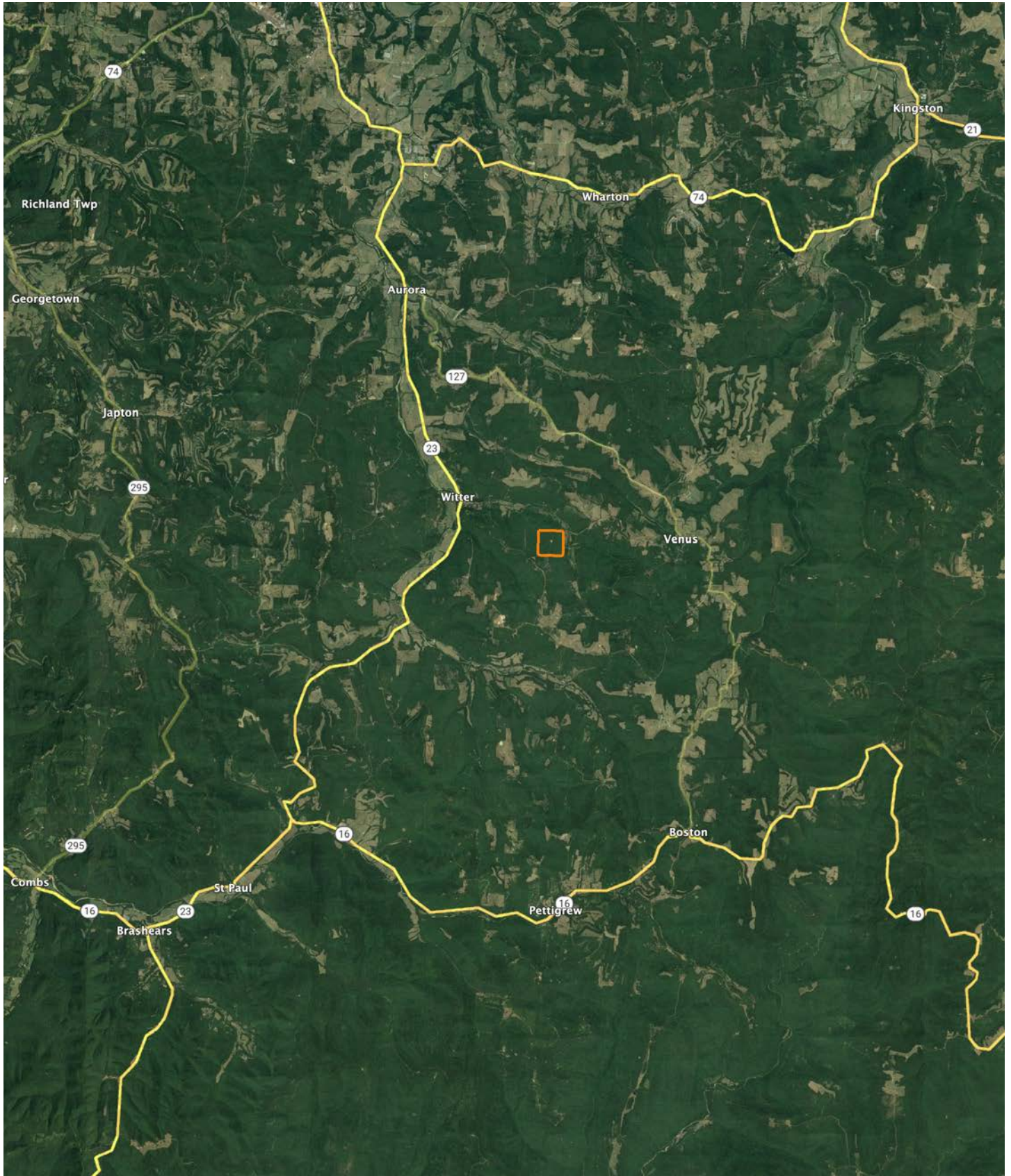
MULTIPLE DEER STANDS AND FEEDERS



AERIAL MAP



OVERVIEW MAP



SOIL MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 40.0
Min: 1,528.1
Max: 2,033.8
Range: 505.7
Average: 1,823.4
Standard Deviation: 110.33 ft

0ft 470ft 939ft



1/29/2023

32-15N-25W
Madison County
Arkansas

Map Center: 35° 55' 25.35, -93° 39' 2.22

AGENT CONTACT

Jon Massie is a man of the land. He's been the owner of a hunting guide service, manufacturer's rep company, and an expert in land and wildlife management since 2004. Throughout this time, Jon has learned how to identify the strengths in a tract of land and has helped many people find that perfect combination of value and potential. He covers Arkansas and southwest Missouri.

Born in Texas, but hailing mostly from Kansas, this Army veteran lived in a lot of places before settling down in Eureka Springs, Arkansas with his wife, Sarah, and son, Koltin, who Jon is proud to say is majoring in agriculture. Jon has nearly 20 years' experience in sales and holds his share of sales achievements. He enjoys hunting deer, turkey, and shed antlers. His best skill is an innate ability to see a property's hunting potential, and choose optimal stand and food-plot locations.

He currently has three deer in the Boone & Crockett record books, has been on the cover of North American Whitetail, and has harvested several deer and turkey on film. Jon is a firm believer in the adage, "You only get what you put into it." He wants his clients to know that he gives 100% to every transaction and that he will always be honest and upfront, always putting your interests ahead of his. That's how Jon does business.



JON MASSIE, LAND AGENT
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