

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

MARION COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRE OZARK RETREAT MINUTES FROM BUFFALO RIVER ACCESS

Escape to your piece of paradise with this stunning 80 +/- acres in Marion County Arkansas, only 20 +/- minutes from Yellville, Arkansas. Revel in the awe-inspiring views that span across the landscape, enhanced by captivating rock outcroppings and shelter bluffs that provide both aesthetic allure and potential focal points for a dream residence. The property is graced by a serene wet-weather creek, natural springs, and a peaceful pond, creating an environment that seamlessly blends the tranquility of nature with the convenience of modern living, featuring power availability directly on the property. Moreover, this haven is strategically located, offering easy access to the Buffalo River minutes away, allowing for endless opportunities to explore and connect with the natural wonders of the region. Whether envisioning a secluded retreat or an outdoor enthusiast's paradise, this land offers a rare combination

of convenience and natural splendor.

Perfectly positioned for those seeking both proximity to amenities and immersion in nature, this tract is an ideal canvas for your vision. There is tons of wildlife on this property from whitetail deer to small game. The property even has its own food plots ready to go. With Yellville's conveniences just a short drive away and quick access to the Buffalo River, the property invites you to create a lifestyle that seamlessly blends the tranquility of its surroundings with the recreational opportunities of the Buffalo River region. Embrace the possibilities and make this pristine piece of Arkansas yours, a sanctuary where breathtaking views and the call of the Buffalo River beckon just beyond your doorstep. Don't miss out on your opportunity to buy this one-of-a-kind Carroll County, Arkansas property.



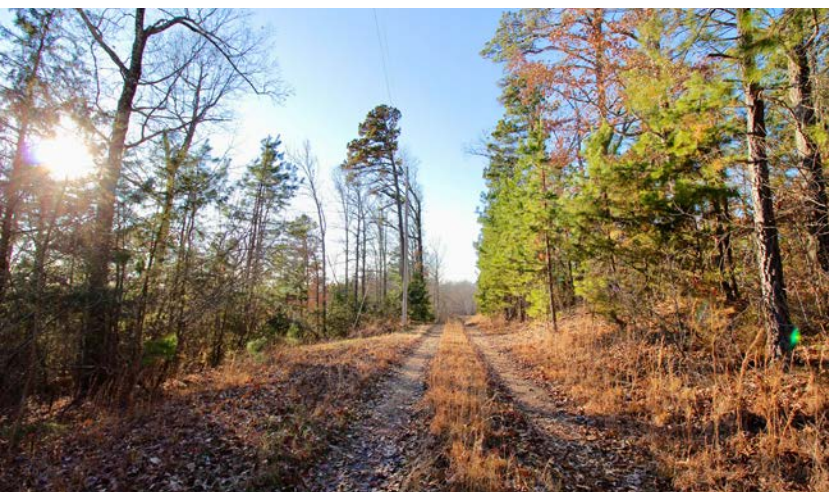
PROPERTY FEATURES

PRICE: **\$200,000** | COUNTY: **MARION** | STATE: **ARKANSAS** | ACRES: **80**

- Scenic views
- Electricity
- Wet weather creek
- Live spring
- Gravel road access
- Close to the paved road
- Scenic rock formations
- Tons of wildlife
- Minutes from the Buffalo River
- 20 +/- minutes from Yellville
- 35 +/- minutes from Marshall
- 50 +/- minutes from Harrison



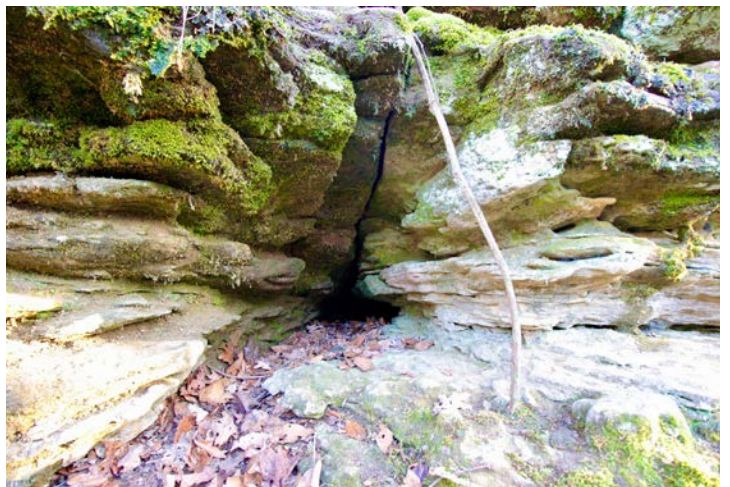
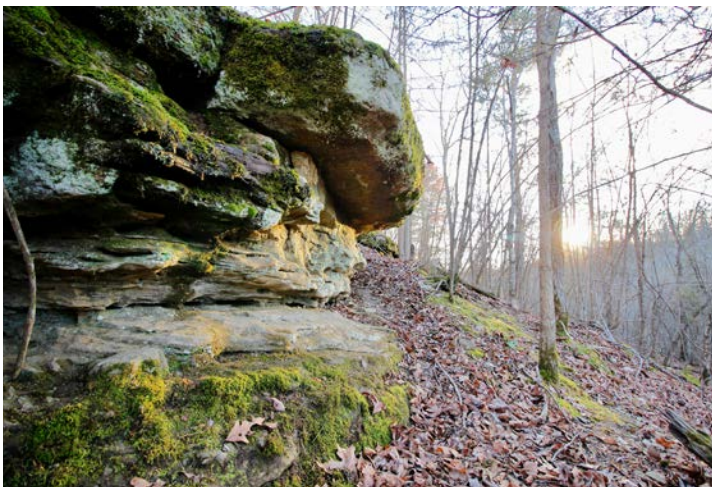
80 +/- ACRES



LIVE SPRING



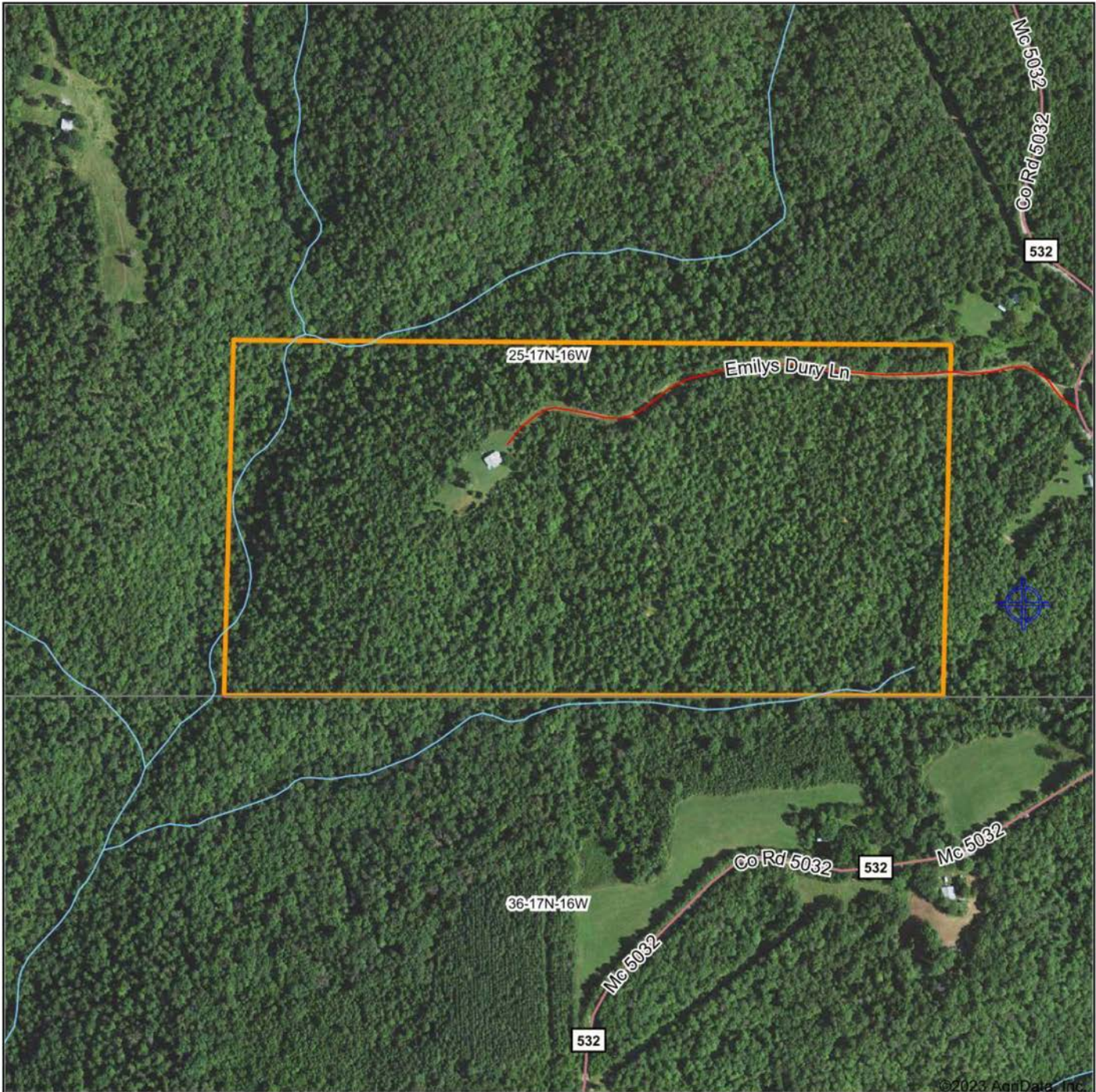
SCENIC ROCK FORMATIONS



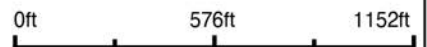
ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 4' 55.9, -92° 37' 52.61



25-17N-16W
Marion County
Arkansas



Maps Provided By:



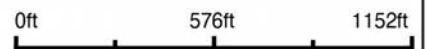
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12/27/2023

TOPOGRAPHY MAP



Boundary Center: 36° 4' 55.9, -92° 37' 52.61

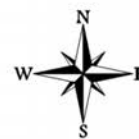


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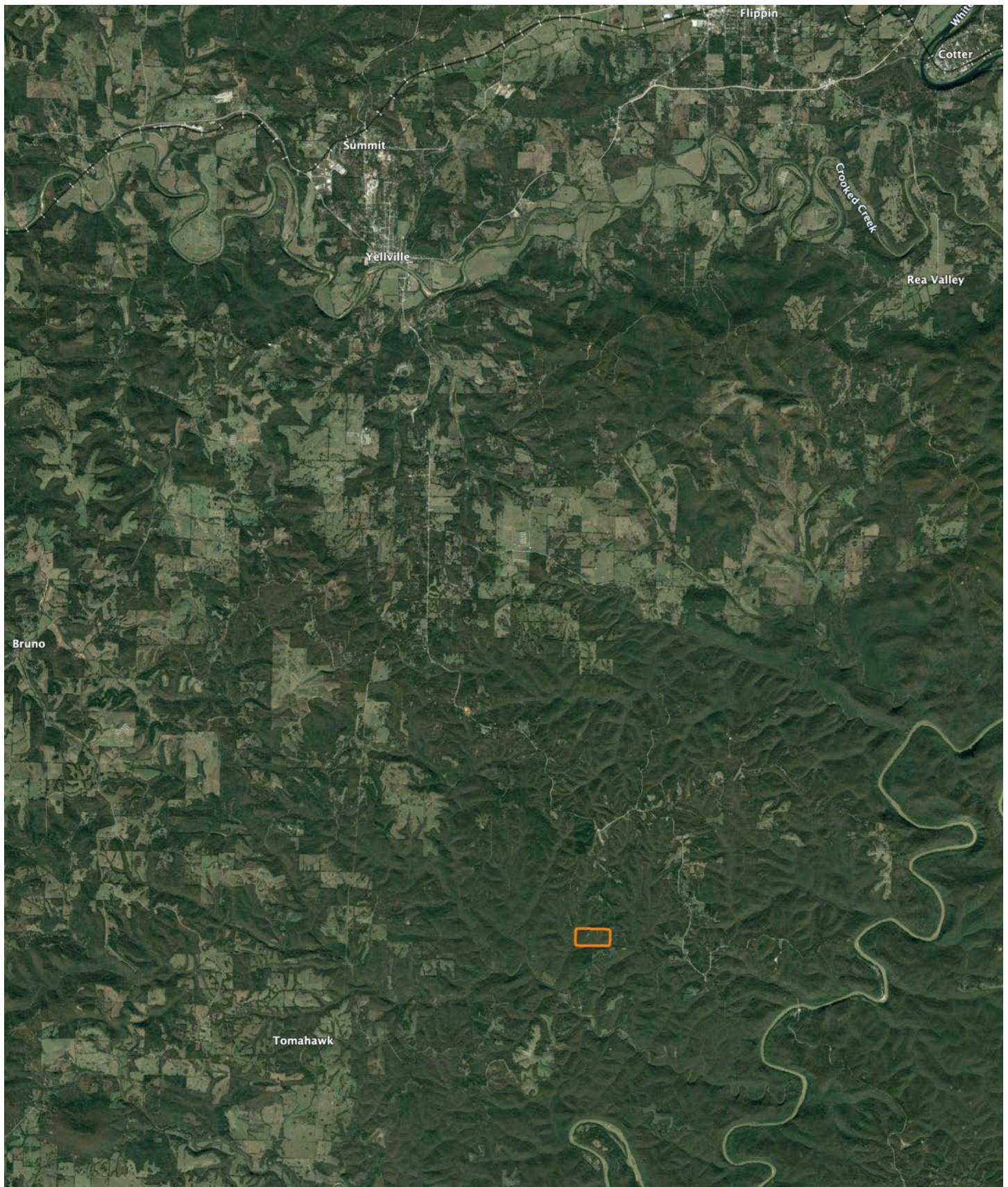
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25-17N-16W
Marion County
Arkansas



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OVERVIEW MAP



AGENT CONTACT

If growing up in the outdoors and working with landowners throughout his life has taught Koltin Massie anything about business, it's that you must be honest, dedicated and determined to get the job done and done right. That's exactly what he does at Midwest Land Group.

Born in Fort Riley, Kansas, Koltin's family moved to Eureka Springs, where he was able to grow up around farmers and family who made a living off the land. He graduated from Eureka Springs High School before attending North Arkansas College, where he obtained his Associate's Degree in Agricultural Sciences, and the University of Arkansas, where he earned a Bachelor's in Agricultural Leadership—Education, Communication and Technologies, and a minor in History.

Koltin pursued a career in auctioneering and, in 2019, while working as an auctioneer, he and his team were recognized as the best auction house in Northwest Arkansas. Even with those accolades, Koltin's passion was in land, and he knew there was a better way to transact it than through an auction house. Looking for the best platform to bring value to landowners, it didn't take long for Koltin to decide on joining Midwest Land Group.

As someone who loves the outdoors, and historic preservation, Koltin serves as the Vice President of the Carroll County Historical Society and writes for the Historical Quarterly. Koltin's passion for Northwest Arkansas and history led him to author a book about early Eureka Springs developer and local legend John Betten, *The Life and Memoirs of John C. Betten* (2021). His knowledge of the area, involvement in the community, and contacts within the market make him a great asset to every client. If you're looking to buy or sell land in Northwest Arkansas, be sure to give Koltin a call.



KOLTIN MASSIE,

LAND AGENT

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