

MIDWEST LAND GROUP PRESENTS



SEARCY COUNTY, AR

114 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DYNAMITE RECREATIONAL PROPERTY BORDERING BUFFALO WILDLIFE MANAGEMENT AREA

If you love adventure, exploring, water features, and seclusion, this one-of-a-kind property is without a doubt a must-see! Sitting just 800 yards off the famous Buffalo River, and adjoining Buffalo National River Wildlife Management Area, this 114 +/- acre tract is jam-packed with some of the most incredible features you'll ever find on a property this size. Known as the Evening Star Lodge, this tract is a short 3.5 mile drive via Highway 14 to Dillard's Ferry Access on Buffalo River. Located at the end of a private road with gated entry you'll never have to worry about seeing another person as you enjoy this secluded getaway. As you descend down the well-maintained driveway towards the bottom of the valley you are greeted by a massive spring pool that's fed by a year-round spring originating on the property. The spring creek feeds out of the pool to a creek that literally runs underneath the cabin, before taking the plunge off of the 25-foot waterfall, all of which can be viewed from the cabin porches! Encompassed by an excellent trail system throughout the property, you're able to set out for a day of hiking, horseback riding, or jumping on the ATV and explore everything from the highest mountaintop to the lowest valley. Likely the most unique features here on this property are the several caves, and cave systems that call this place home. If you love adventure, these caves will provide an experience like no other. Ever seen a pond at the bottom of a cave, or walked several hundred yards in to discover another

entrance? Or how about a spring gushing out the mouth of a cave providing a year-round source of water? All of this can be found here on this property, with many more tunnels and openings in these cave systems to be explored and discovered. Not only do all of these features make up an incredible recreational tract, but the proximity to the Buffalo National River opens up so many more opportunities for an outdoor enthusiast! From the property, you can take off walking through the wildlife management area right to the banks of the river, or bring your canoes and kayaks down to Dillard's Ferry Access and enjoy a day floating or hammering the smallmouth bass! If all of this wasn't already enough, there are several mountaintop locations that would be ideal for additional build sites with some of the best views you can imagine! The cabin will convey all furnishings as seen in the photos and is currently "move-in ready." With power and rural water on site, along with access to fiber optic through Petit Jean Electric, this property could be used as a full-time residence, recreational property, or rental, the possibilities are endless! From the property, a short 25-30 minute drive will take you to Marshall or Yellville, with access to all the amenities you may need! To receive additional information on the listing, or to schedule a private tour, please contact Michael Rook, listing agent with Midwest Land Group.

PROPERTY FEATURES

PRICE: **\$894,885** | COUNTY: **SEARCY** | STATE: **ARKANSAS** | ACRES: **114**

- 114 +/- acres
- 1,032 sq. ft. 2 bed 1 bath cabin with large loft (sleeps 10 currently)
- Home will convey as seen with all current furnishings
- Power onsite (Petit Jean Electric)
- Rural water onsite (Morning Star Water Association)
- Access to fiber optic
- Propane tank will convey
- Adjoins Buffalo National Wildlife Management Area
- 800 yards as the crow flies off the Buffalo River
- Excellent roads and trails throughout property
- Numerous large caves
- Two large year-round springs
- 25' waterfall
- Massive rock bluffs and outcroppings
- Two creeks, one of which runs under the cabin
- Has been used as a rental property in the past
- 3.5 miles to Dillard's Ferry Access on Buffalo River
- 25-30 minutes to Yellville, AR and Marshall, AR



2 BED 2 BATH CABIN



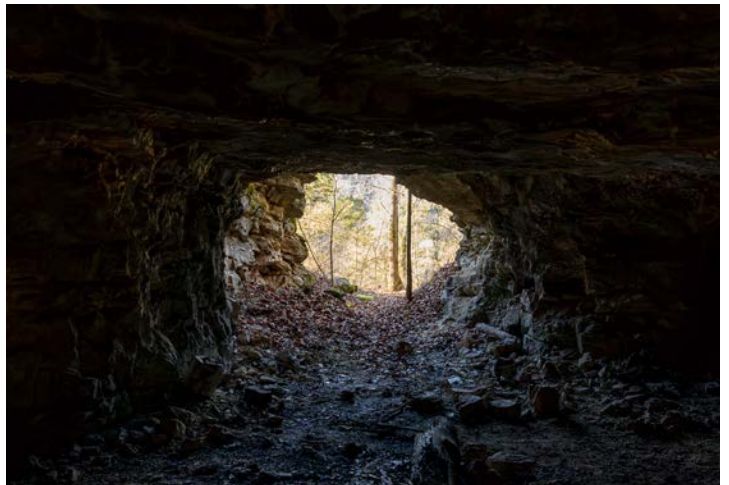
114 +/- ACRES



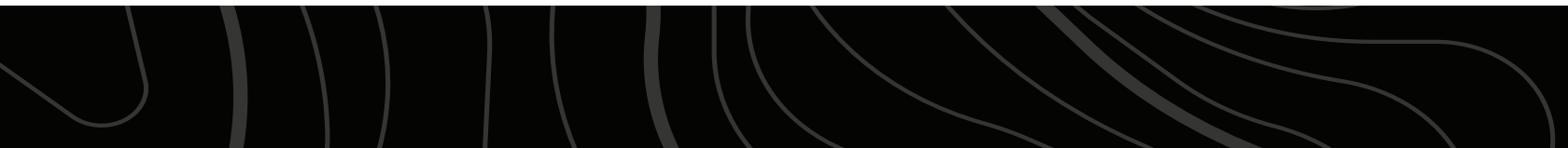
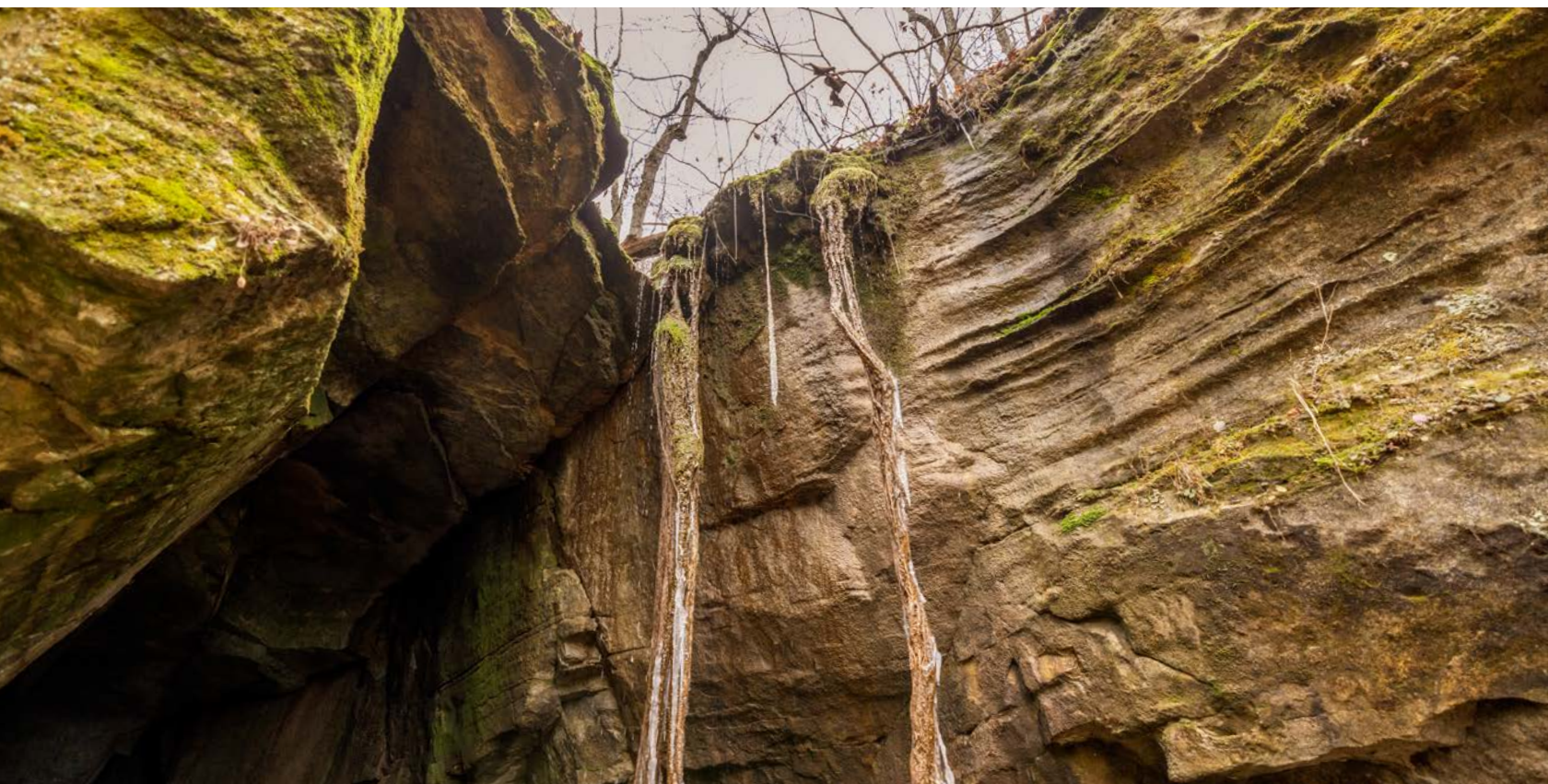
MASSIVE ROCK BLUFFS



NUMEROUS LARGE CAVES



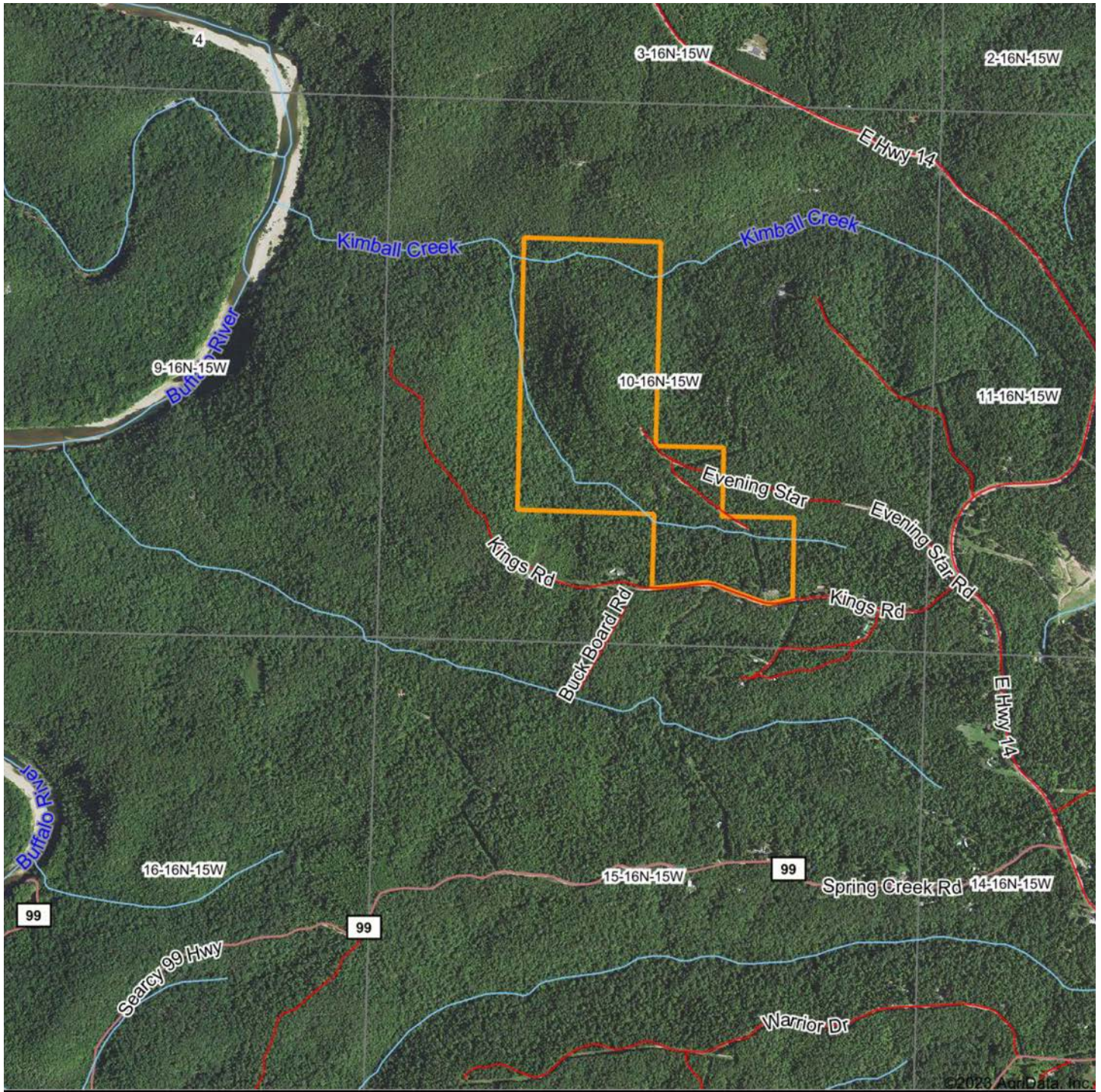
25' WATERFALL



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 2' 33.65, -92° 33' 50.61



Maps Provided By:



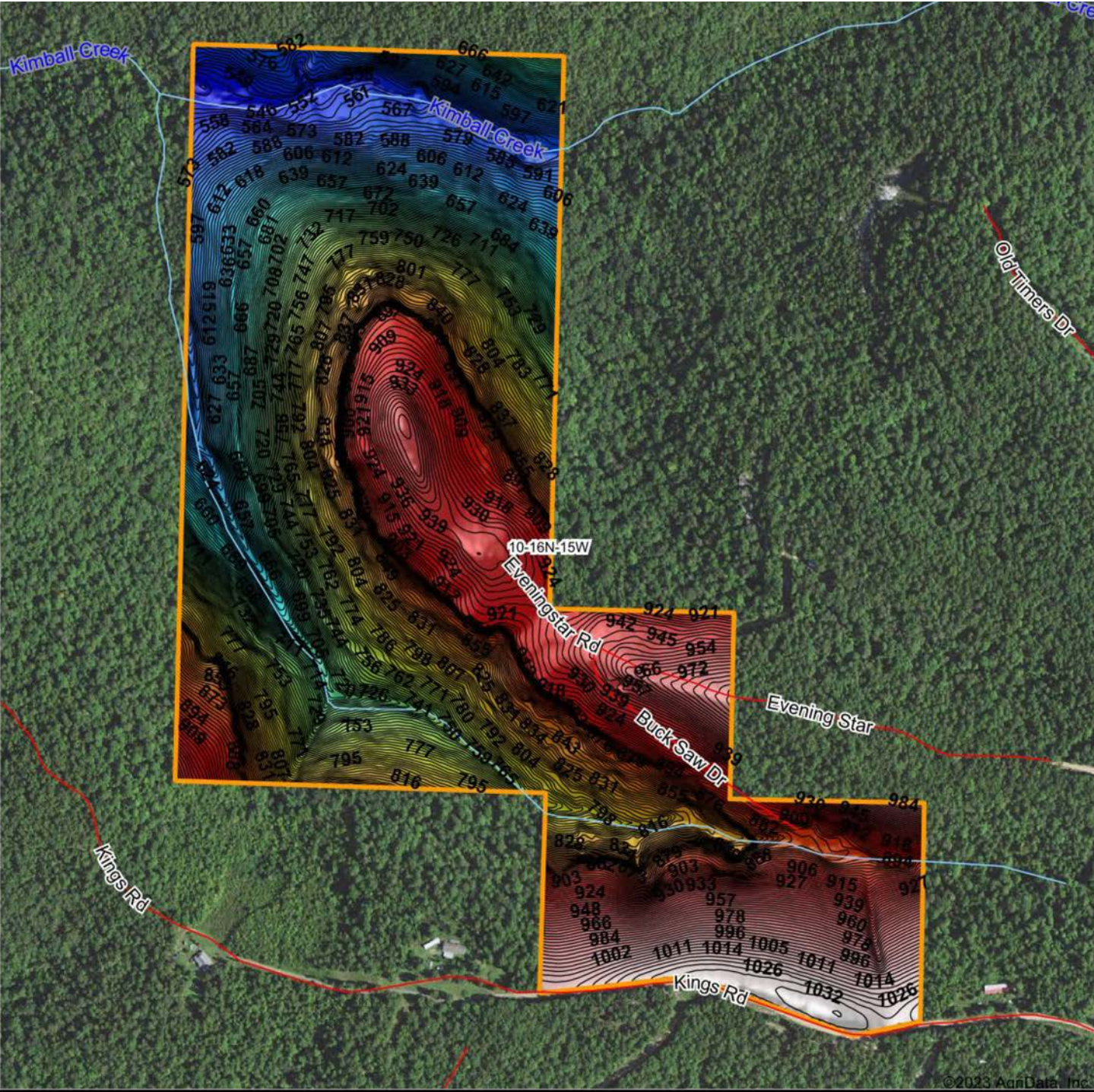
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10-16N-15W
Searcy County
Arkansas



12/5/2023

HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 538.3
 Max: 1,038.3
 Range: 500.0
 Average: 803.1



Maps Provided By:
surety



10-16N-15W
Searcy County
Arkansas

12/5/2023

OVERVIEW MAP



AGENT CONTACT

Actions speak louder than words. That's what Michael Rook believes to be the key factor to his success. Born in Jonesboro, Arkansas, he grew up hearing this phrase preached by his parents so much that it became ingrained in his life philosophy. Michael grew up in the Arkansas Delta surrounded by rice, bean, corn, and cotton farms—some of which he worked on in his youth. He attended Valley View High School and Arkansas State University before going to work in the natural gas distribution industry. After a travel-extensive career in natural gas, Michael longed to plant his roots back in the dirt he grew up on, and find a career that capitalized on his passion for the outdoors.

At Midwest Land Group, he's able to combine that passion with his extensive local market knowledge to see others achieve their goals of land ownership. Michael pours himself into every transaction as if it were his own. Getting a new client is easy, but he knows that it takes honesty and integrity to keep a client, and you can rest assured in that. He doesn't tell clients he'll give them 100%; he proves it. When Michael's not working, you can find him hunting all kinds of game, fishing, golfing or skiing. He resides in Jonesboro, Arkansas, with his wife, Anna, and daughter, Kingston.



MICHAEL ROOK, LAND AGENT
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