

MIDWEST LAND GROUP PRESENTS

292 ACRES IN

VAN BUREN COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING 292 +/- ACRE TRACT THAT CHECKS ALL THE BOXES

Escape to the Ozark mountains to this fantastic multi-use recreational tract that is loaded with features in the perfect location. Situated just outside the rural community of Shirley, Arkansas sets a beautiful, and truly stunning tract of Ozark timberland with many opportunities. The property is fronted on two different sides by paved county roads. There is an incredible 2 +/- acre stocked, spring-fed lake that is beneficial for several recreation opportunities. As you make your way through the healthy stand of managed and thinned timber, you will find a quality stand of acorn-producing white oaks and red oaks, as well as large areas of 20 plus year old pines. This diversity leads to the immense amount of deer signs you will find as you cover the land. The gently rolling terrain provides no limits to the use. The region is loaded with deer and turkey, and with multiple access points combined with over 5 miles of roads and trails to access all of the property, this property sets up great for the hunter. Multiple massive oak-covered

hills, pine forests, pinch points, and saddles just make this layout the ideal setup. Winding through the middle of this paradise is a small spring-fed creek that trickles through the rocks and trees giving support for all life to live and stay on the property year round. All of that and this property has all the infrastructure to stay and play immediately. A nicely maintained doublewide with septic, electric, rural water and even high-speed fiber internet awaits you and your family. Furthermore, 2 storage containers are on site, providing ample space for storing supplies and equipment. Whether you are looking to buy your dream getaway, hunting camp, or full-time residents... this place has it all.



PROPERTY FEATURES

PRICE: **\$890,000** | COUNTY: **VAN BUREN** | STATE: **ARKANSAS** | ACRES: **292**

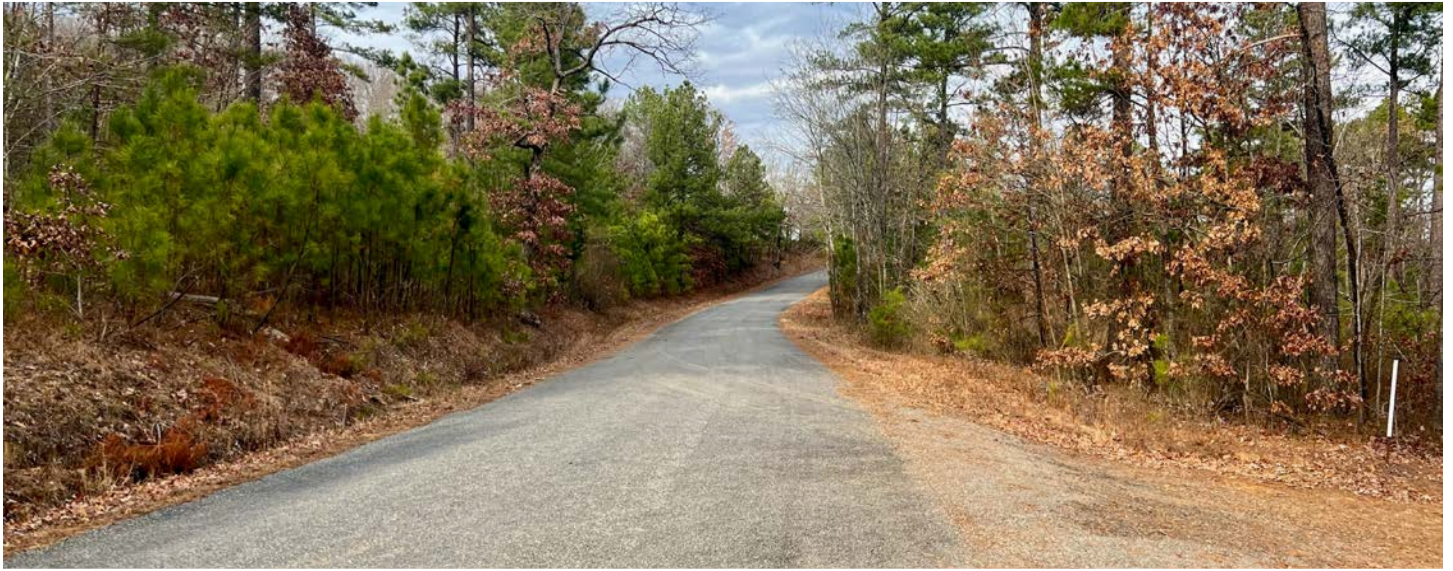
- 292 +/- acres
- Doublewide trailer
- Electric
- Rural water
- High-speed internet
- 2 +/- spring-fed, stocked pond
- 5 + miles of trails and roads
- 2 sides with paved county road frontage
- 20 plus year old pine forests
- White oak and red oak ridges
- Spring fed year-round creek
- 3 acres points from county roads
- Approx. 4 miles of trails



292 +/- ACRES



PAVED COUNTY ROAD FRONTAGE



DOUBLEWIDE TRAILER



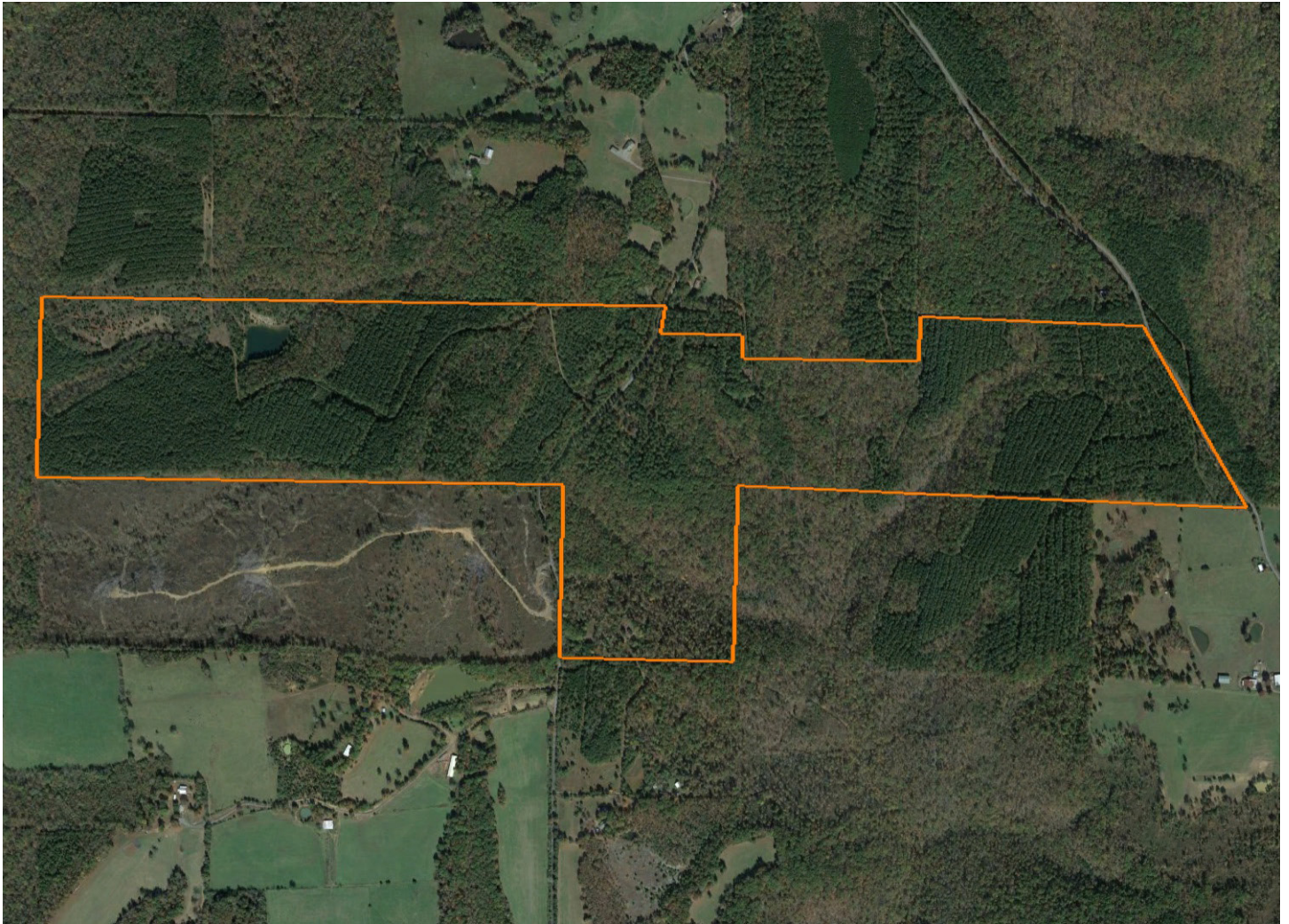
2 +/- SPRING FED, STOCKED POND



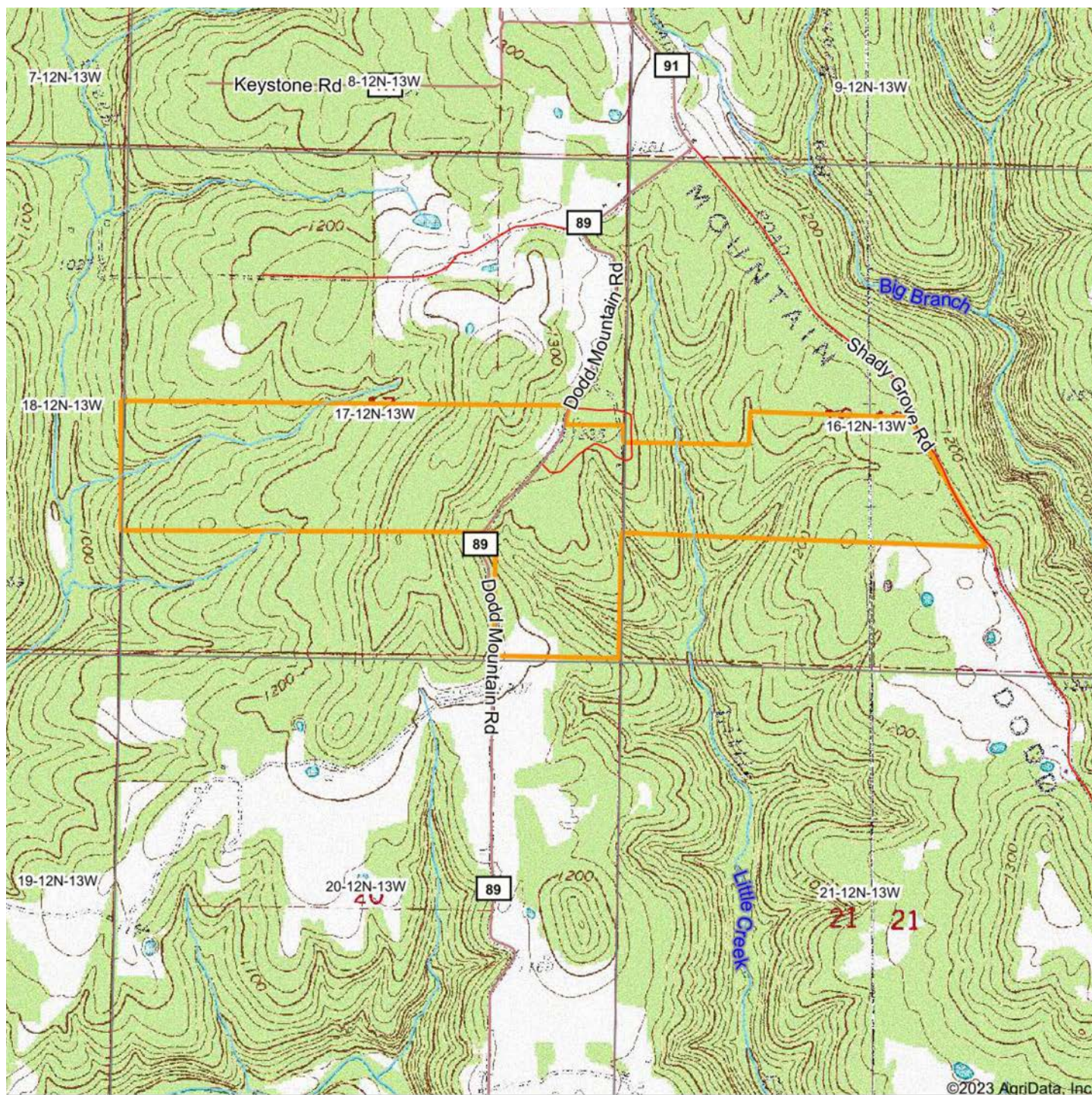
ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



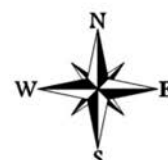
© AgriData, Inc. 2023

www.AgriDataInc.com

Map Center: 35° 40' 30.04, -92° 23' 10.98

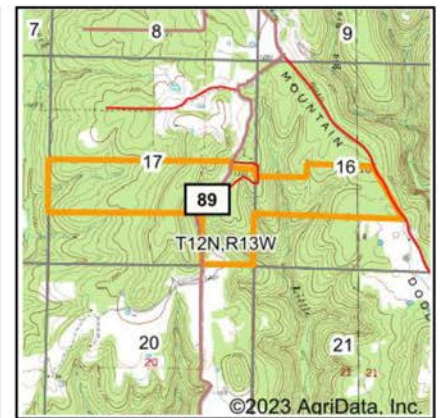
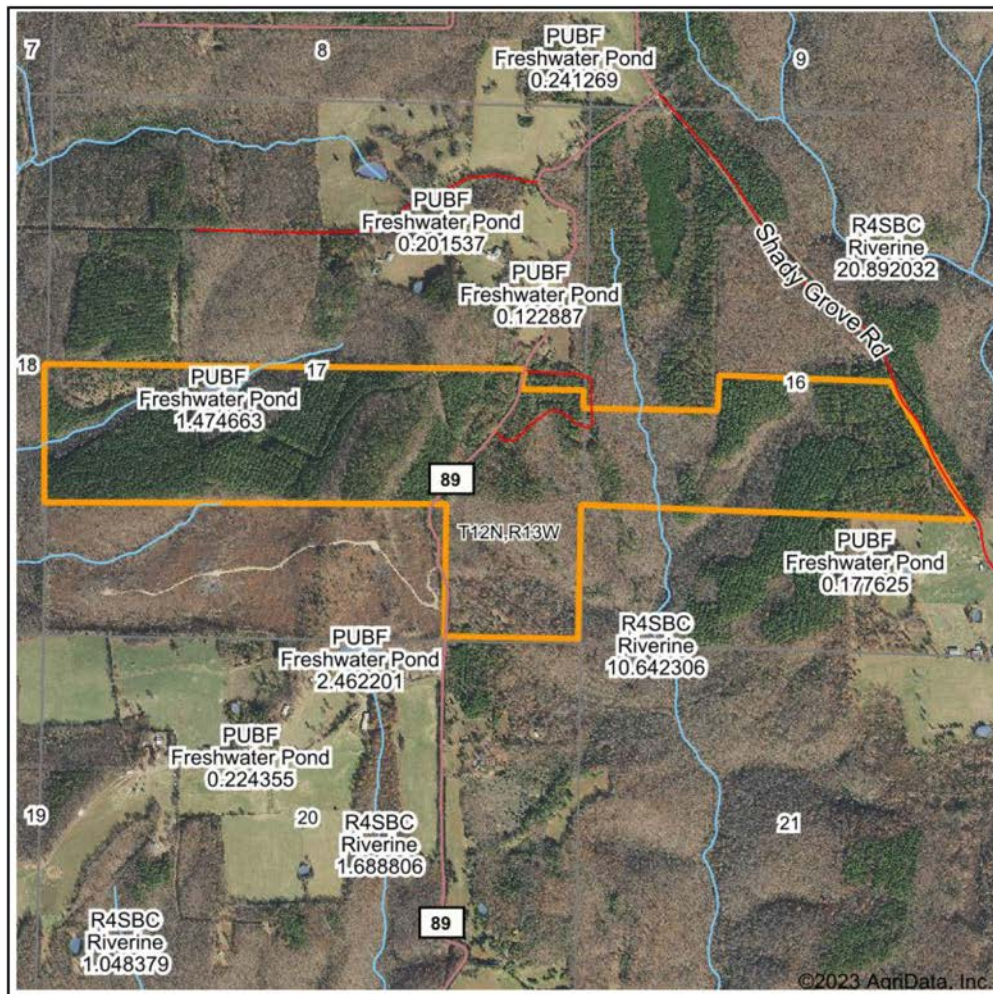
0ft 1648ft 3296ft

17-12N-13W
Van Buren County
Arkansas



12/13/2023

WETLANDS MAP



State: **Arkansas**
 Location: **17-12N-13W**
 County: **Van Buren**
 Township: **Holley**
 Date: **12/13/2023**



Maps Provided By:

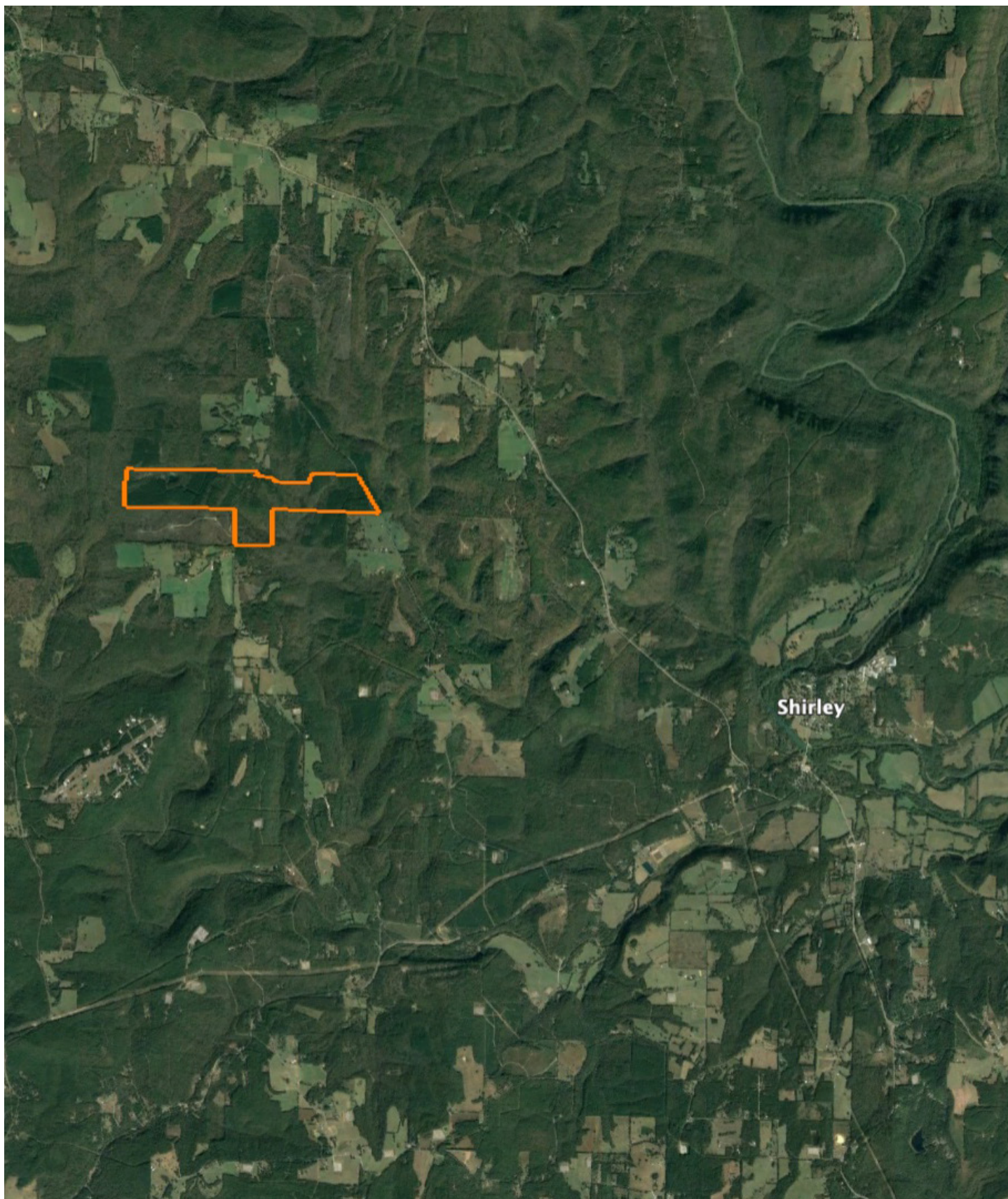


0ft 2002ft 4005ft

Classification Code	Type	Acres
PUBF	Freshwater Pond	1.47
R4SBC	Riverine	1.30
Total Acres		2.77

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

OVERVIEW MAP



AGENT CONTACT

There's no doubt Ray Scheide has a passion for the outdoors. At Midwest Land Group, he's able to wake up every morning excited about his job, working for a company he's proud to represent. Ray brings great knowledge of the outdoors to every interaction, offering the best service he knows how to each and every client. From listing to closing, it's his mission to bring people together as they make a big life decision. Ray was born in Washington, D.C., and graduated from the University of Arkansas—Fort Smith. A two-time FLW Tour Champion, Ray spent 11 years as a professional fisherman, and served as only one of 12 representatives from the U.S. in the Eurocup in Spain. During his tenure as a professional angler, he marketed himself to large corporate brands and served as an ambassador in the fishing industry. With great desire to share his passion with kids, Ray developed the first high school fishing team in Arkansas that was the largest in the state for five years, and averaged 125 youths for whom he'd help host a tournament circuit for and take them all over the United States to compete in national events. When he's not out fishing, you can probably find him hunting or traveling. Ray lives in Dover, Arkansas, with his wife, Michelle, son, Corey, and daughter, Mikayla. Call Ray today to experience the Midwest Land Group difference!



RAY SCHEIDE, LAND AGENT
479.886.5312
RScheide@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.