

MIDWEST LAND GROUP PRESENTS

45 ACRES IN

BOONE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

45 +/- ACRE SECLUDED OZARK ESCAPE WITH POND AND SEASONAL SPRING

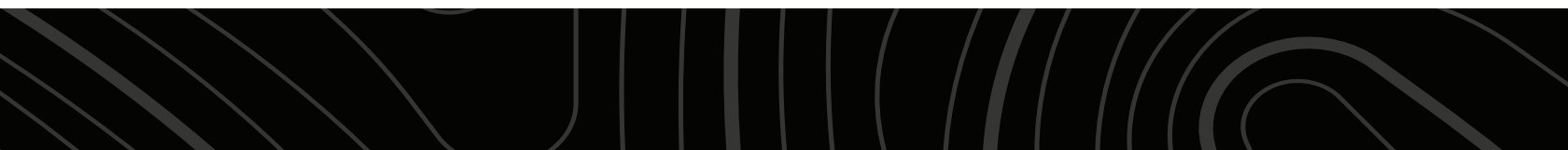
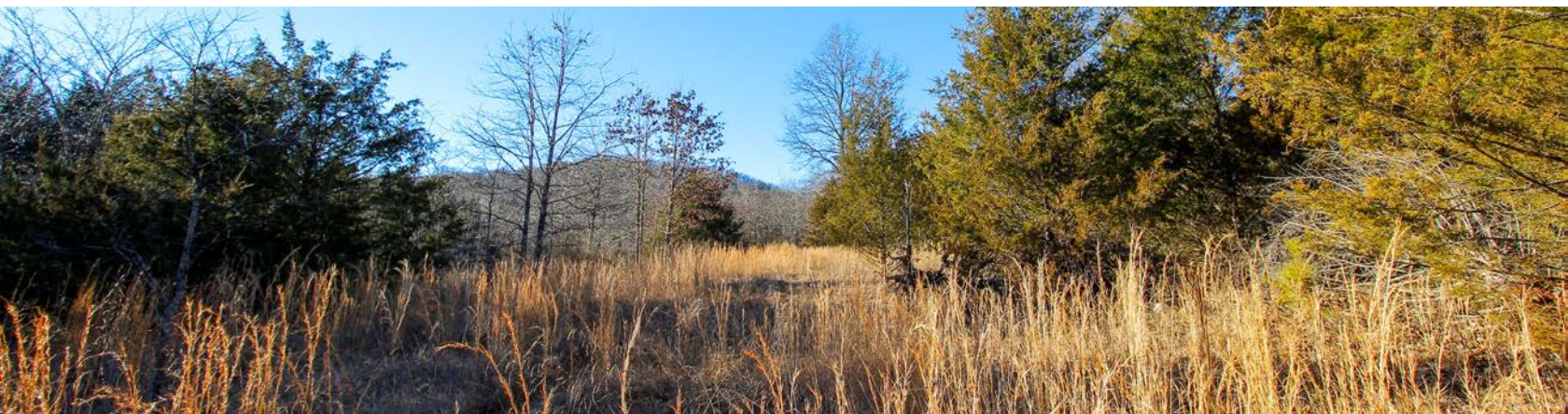
Nestled within the rolling hills of Boone County, Arkansas, this captivating parcel spans 45 +/- acres, offering a harmonious blend of dense woodlands interspersed with pasture. A picturesque pond with cattail graces the property making for the perfect spot to enjoy an evening. Additionally, a reliable wet weather spring adds to the property's allure, with its diverse topography, featuring both gently sloping hills and flat expanses, the land presents numerous build sites, each with potential views and the opportunity to craft an Ozark retreat in the heart of nature.

Seclusion is a defining feature of this property, providing a sense of tranquility and privacy that is increasingly rare to find. Surrounded by dense timber residents can relish in the sights and sounds of the wilderness, undisturbed by the hustle and bustle of city life. Despite its secluded setting, convenience is not compromised, with the town of Omaha just a short 15-minute drive away. For those seeking a taste of entertainment and

culture, the vibrant city of Branson awaits a mere 30-minute journey, offering world-class shows, dining, and attractions. Additionally, the amenities of Harrison are within easy reach, located just 35 minutes from this secluded oasis in the Ozarks.

For outdoor enthusiasts and nature lovers, this property is a haven teeming with wildlife and recreational opportunities. Whether it's hiking through the forested trails, observing the abundant wildlife, or simply enjoying the peace and serenity of the countryside, this acreage in Boone County offers an unparalleled lifestyle immersed in the beauty of the natural world. With its prime location, diverse features, and abundant possibilities, this property presents a rare opportunity to own a piece of paradise in the heart of Arkansas.

Don't miss out on your opportunity to buy this one-of-a-kind Boone County, Arkansas property. Give Koltin a call today and schedule your viewing at (479) 244-5535.



PROPERTY FEATURES

PRICE: **\$157,500** | COUNTY: **BOONE** | STATE: **ARKANSAS** | ACRES: **45**

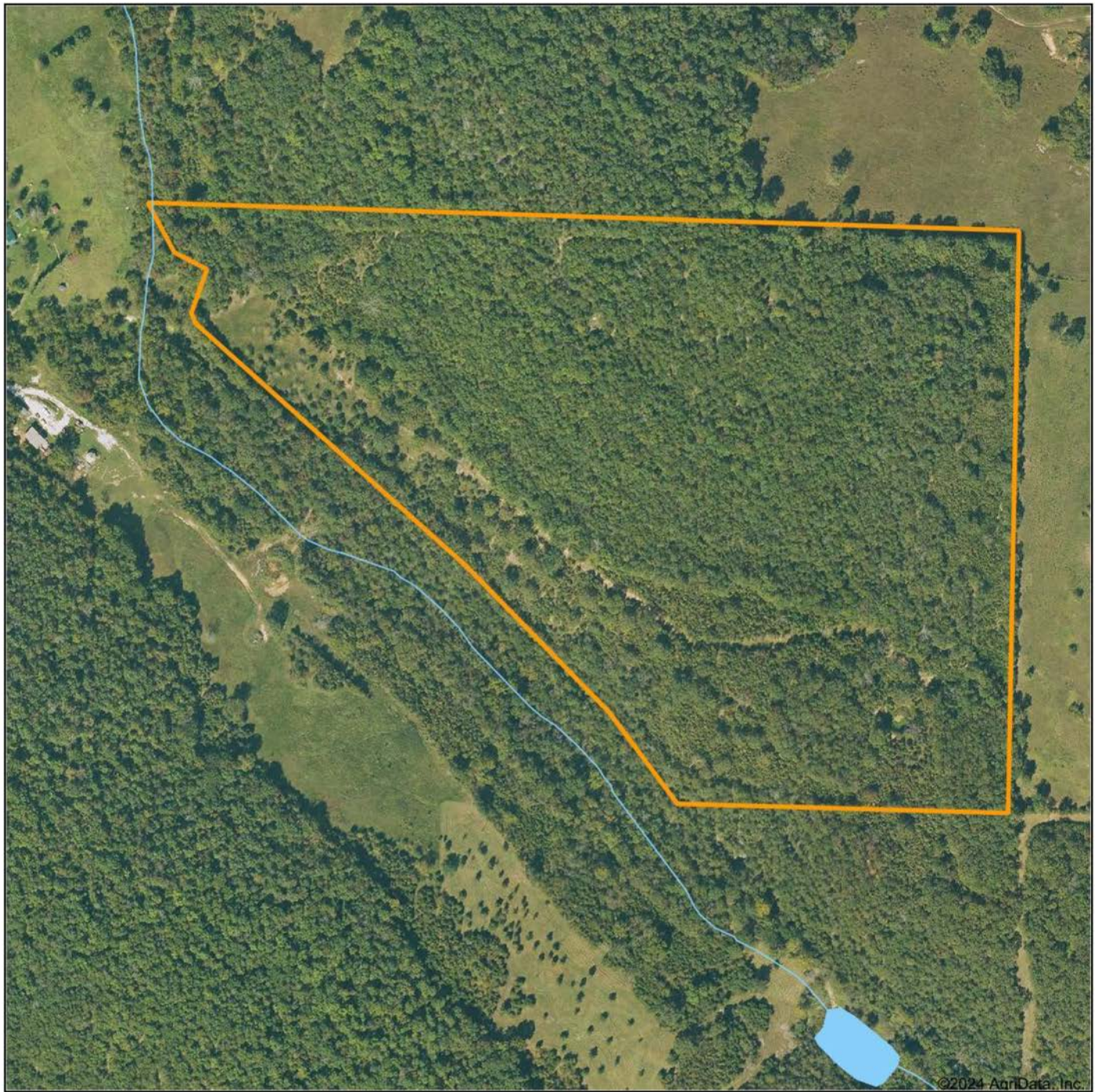
- Wooded with mix of pasture
- Pond
- Wet weather spring
- Multiple build sites
- Diverse topography
- Secluded property
- Tons of wildlife
- 15 minutes to Omaha
- 30 minutes to Branson
- 35 minutes to Harrison



DIVERSE TOPOGRAPHY



AERIAL MAP



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Boundary Center: 36° 26' 5.26, -93° 6' 3.6

0ft 361ft 723ft



Maps Provided By:



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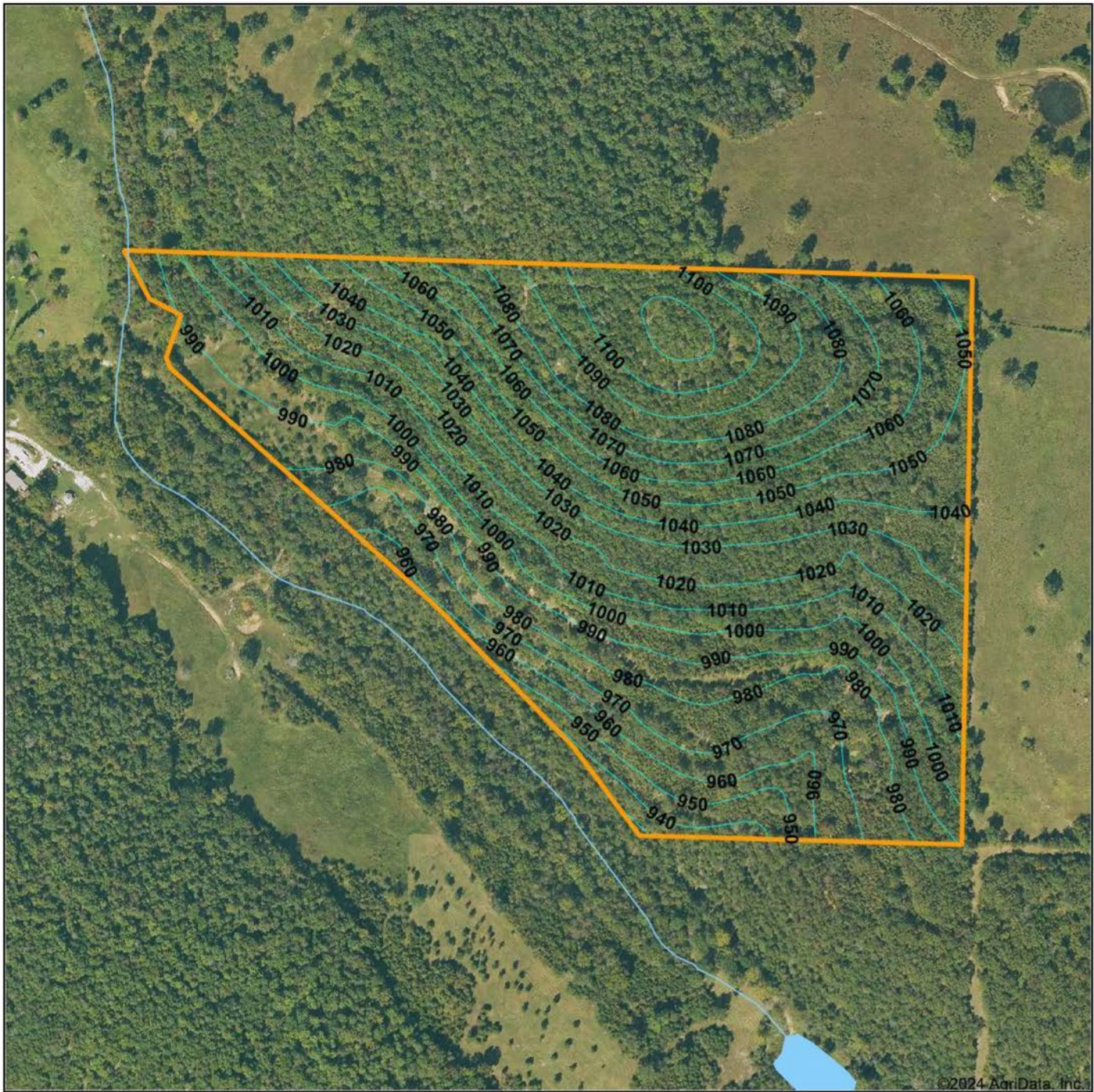
www.AgriDataInc.com

34-21N-20W
Boone County
Arkansas



2/18/2024

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 932.4

Max: 1,115.2

Range: 182.8

Average: 1,023.4

Standard Deviation: 44.82 ft

0ft 371ft 742ft

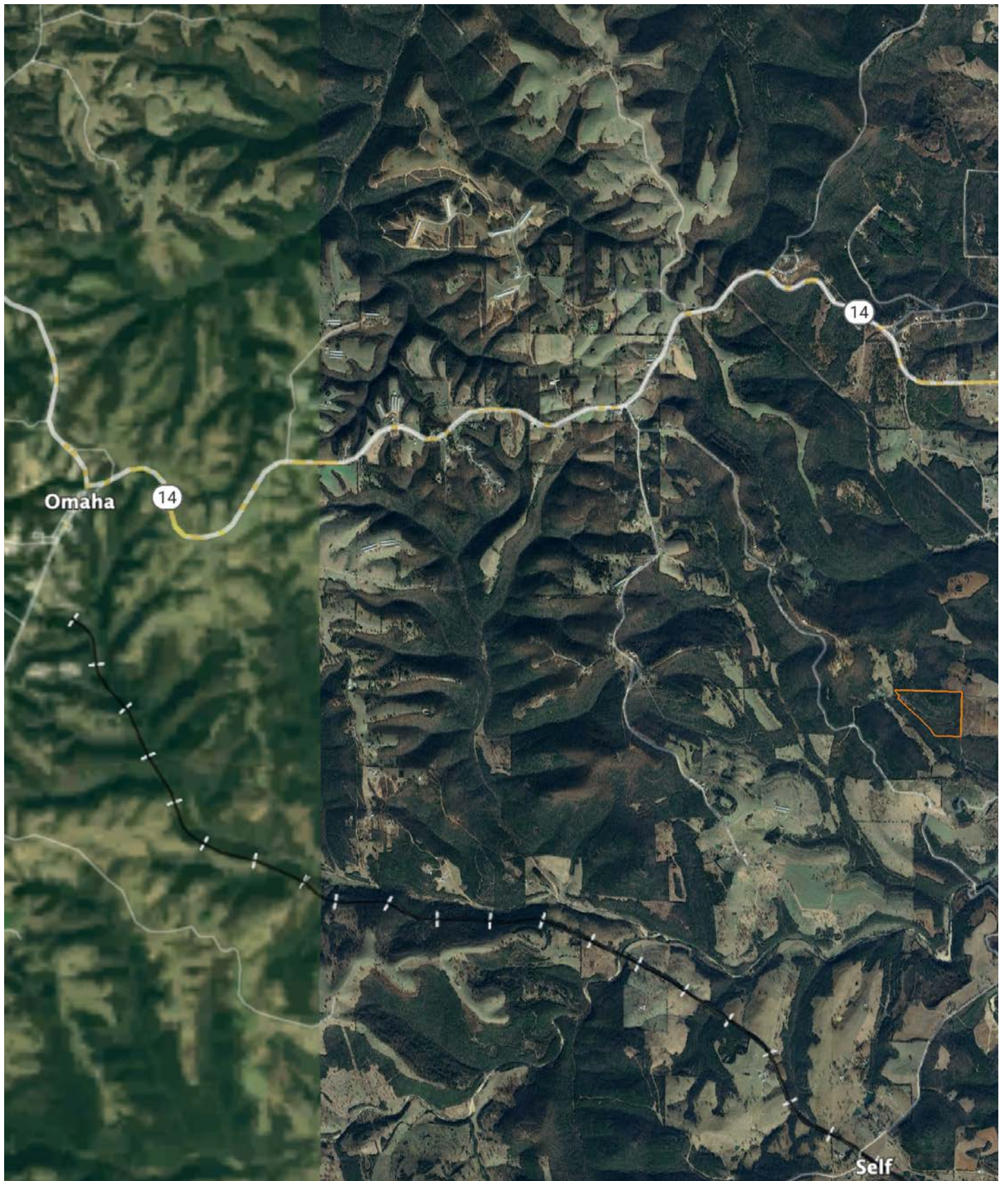


2/18/2024

34-21N-20W
Boone County
Arkansas

Boundary Center: 36° 26' 5.26, -93° 6' 3.6

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.

Assomeone 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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MidwestLandGroup.com

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