

MIDWEST LAND GROUP PRESENTS

8.5 ACRES IN

# LONOKE COUNTY ARKANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PEACEFUL HAVEN: REMODELED HOME WITH WINDING PONDSIDE DRIVE

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Welcome to your new home! Driving down the winding and lighted driveway, you'll be captivated by the scenery, setting the tone for the luxury that awaits. As you step through the front door, you'll be greeted by a sunken living room, perfect for hospitality or entertaining guests in style. With its inviting atmosphere, spacious layout, and wall of windows, it's the ideal spot to gather for lively conversations or quiet relaxation. Continuing through the home, step into the master suite, a haven of tranquility boasting a spacious bedroom with ample natural light and luxurious finishes. Indulge in the master bathroom, featuring a lavish soaking tub and a walk-in shower, fully tiled for a sleek and modern look. Admire the new cabinets and granite countertops, adding both style and functionality to the space. Pamper yourself in this spa-like oasis, where every detail has been carefully designed for ultimate comfort and relaxation. After exploring the master suite, make your way back through the hallway to the adjacent sitting room. Complete with a cozy fireplace, this sitting room offers a perfect retreat for unwinding or entertaining guests in a more intimate setting. Next, venture into the newly remodeled kitchen, where luxury meets functionality. Admire the pristine quartz countertops, complemented by a newly tiled backsplash and newly refinished custom cabinets with under-cabinet lighting, adding both style and practicality to the space. Modern appliances provide convenience and efficiency, making meal preparation a breeze. After admiring the kitchen, step into the large formal eat-in dining room, where large windows offer stunning views of the meticulously manicured front yard, complete with a tranquil lighted fountain in the pond. With its stylish decor and inviting ambiance, it's the ideal setting for creating lasting memories with loved ones.

From the dining room, continue your journey through the home by stepping into the convenient mudroom, offering easy access to the outdoors, and the two-car spacious garage, providing ample parking and storage space for vehicles and belongings. Once you've explored the mudroom and garage, step outside and take in the beauty of the meticulously manicured yard. Adorned with a large, majestic magnolia tree perfect for climbing or a relaxing sit on a bench with your favorite book. The yard offers a serene retreat for outdoor enjoyment and relaxation. Finally, conclude your tour by stepping into the backyard oasis, complete with a beautiful pool surrounded by inviting lounging chairs, perfect for soaking up the sun or enjoying a refreshing dip on warm summer days. Entertain with ease in the outdoor kitchen, equipped with modern amenities for open-air dining and gatherings with friends and family. Before you go, don't forget to take note of some of the added features of this remarkable home, including the newer HVAC units with split-zone systems that have been enrolled in a residential savings program, ensuring both comfort and energy efficiency throughout the year. In addition, the fenced-in backyard provides ample space for a small hobby farm, making it ideal for those looking to raise kids or grandkids. With a large garden area equipped with a water supply for watering vegetables and gardens, this home offers the perfect opportunity to cultivate your own produce and enjoy a sustainable lifestyle. Whether you're seeking tranquility in the master suite, entertaining guests in the spacious living areas, or enjoying the outdoor amenities including the fishing in the oversized pond, this home offers the perfect blend of luxury, comfort, and convenience. Schedule a showing today and make this dream home yours!

# PROPERTY FEATURES

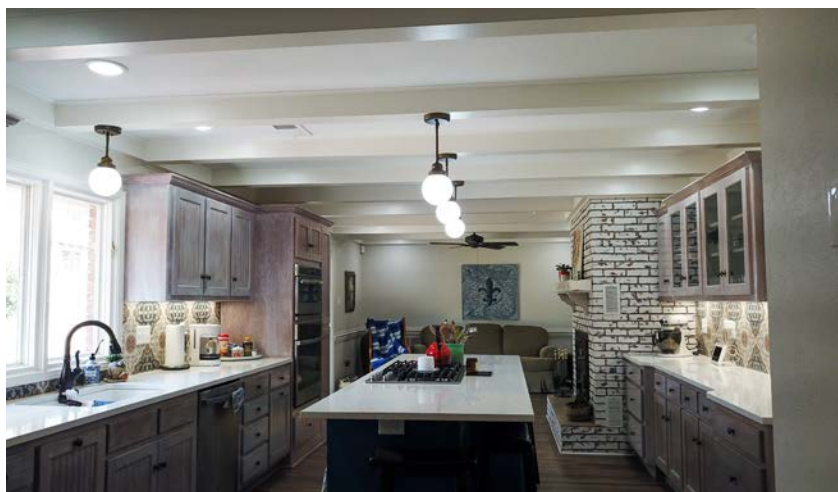
PRICE: **\$655,000** | COUNTY: **ARKANSAS** | STATE: **LONOKE** | ACRES: **8.5**

- Paved winding driveway
- Large fishing pond
- 2-car garage
- Large outdoor parking area
- Freshly remodeled kitchen with Cambria Quartz lifetime warranty
- Newly remodeled master suite
- 5 bedroom/3 full bath
- New flooring
- All new plumbing replaced
- Less than 5 year old HVAC
- Pool with outdoor kitchen
- Large shop
- Large garden area



# 3,481 SQ. FT. HOME

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# 5 BEDROOM, 3 FULL BATH



# LARGE PAVED PARKING AREA

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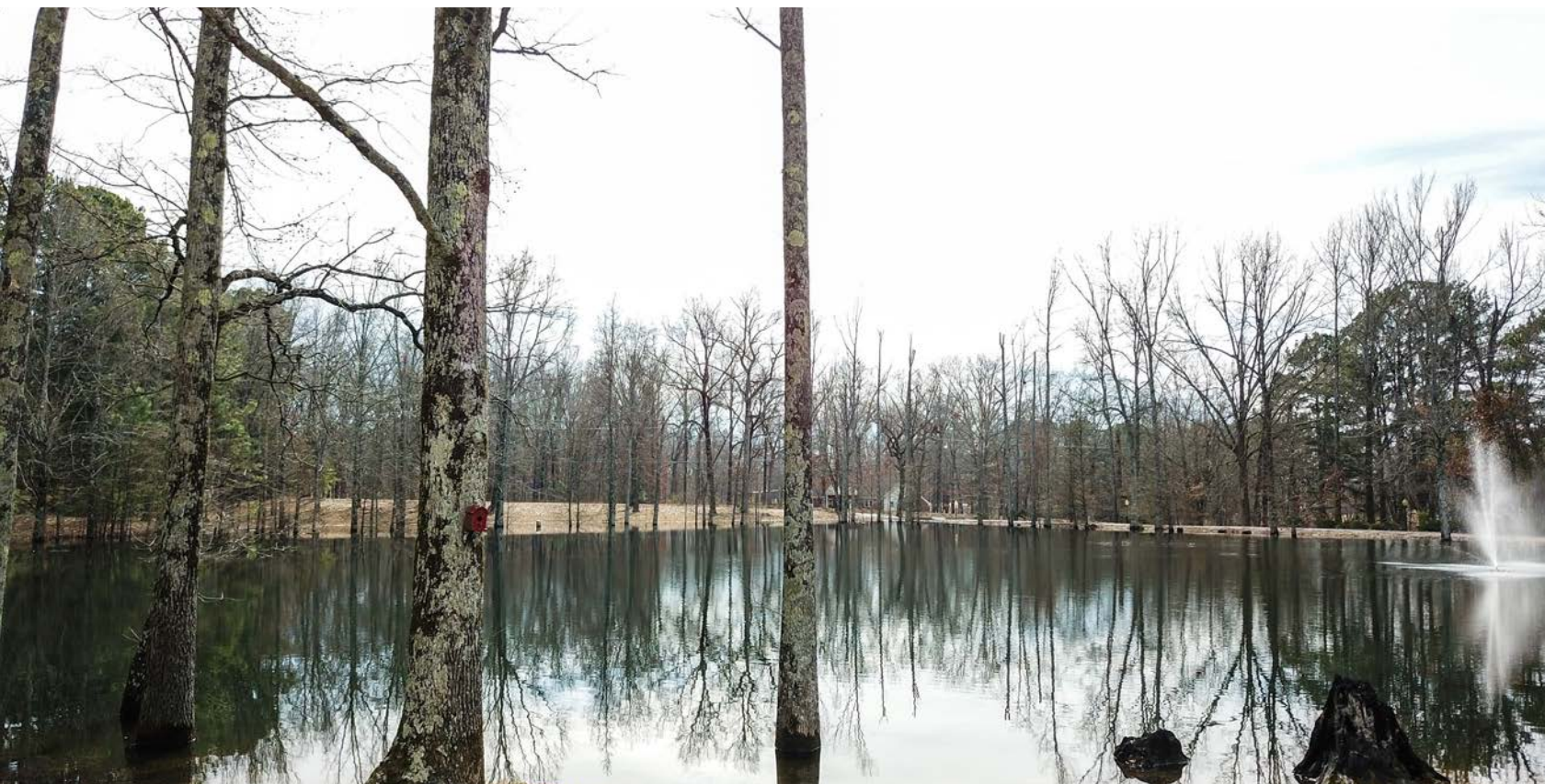
# WINDING DRIVEWAY

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# LARGE FISHING POND

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# POOL WITH OUTDOOR KITCHEN

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# AERIAL MAP



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Boundary Center: 34° 56' 20.62, -91° 58' 37.9



Maps Provided By:



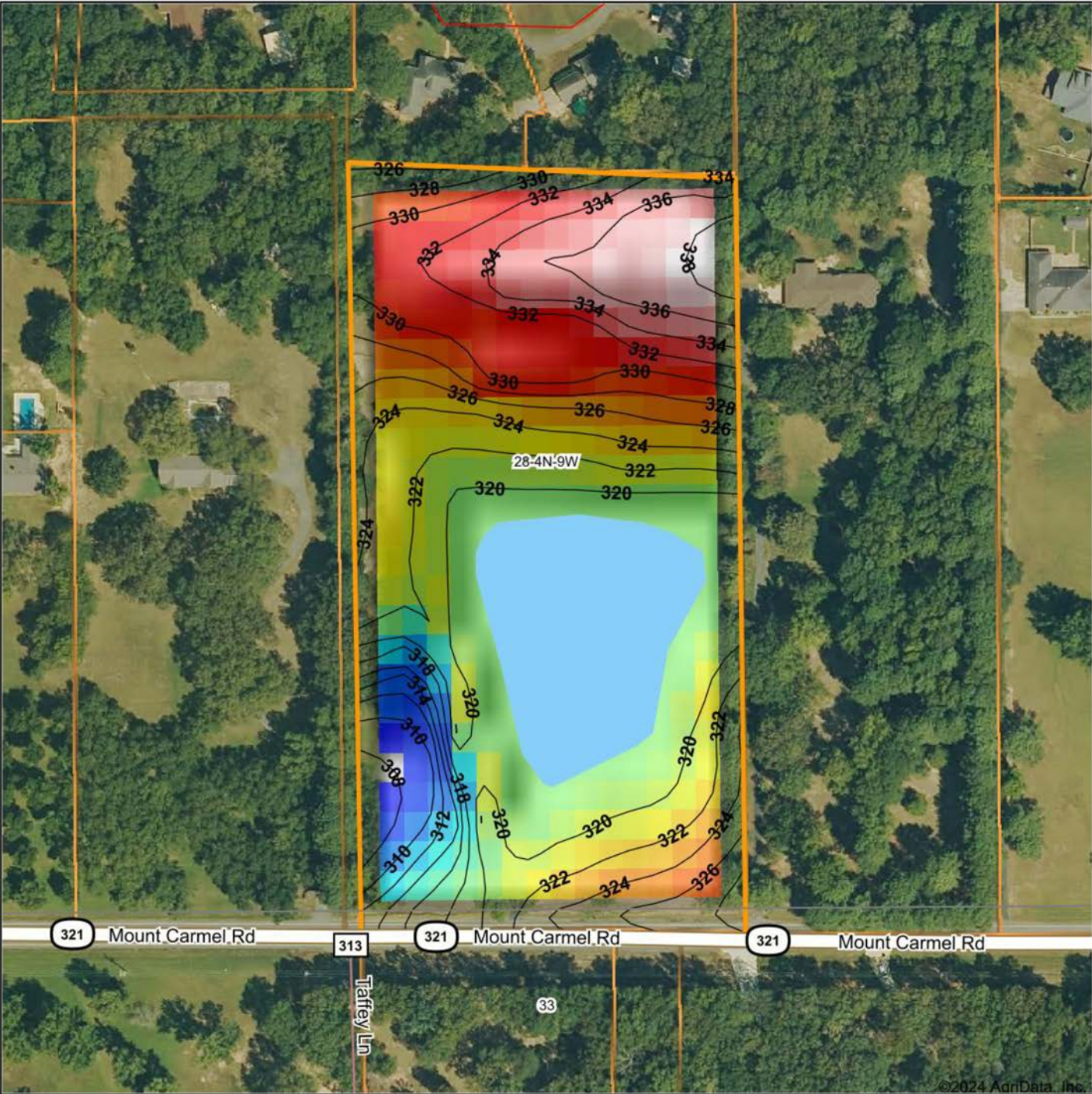
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**28-4N-9W**  
**Lonoke County**  
**Arkansas**

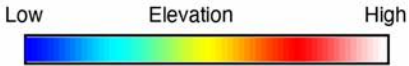


2/19/2024

# HILLSHADE MAP

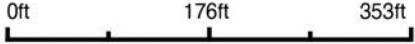


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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 2  
 Min: 307.1  
 Max: 339.4  
 Range: 32.3  
 Average: 323.8  
 Standard Deviation: 6.96 ft

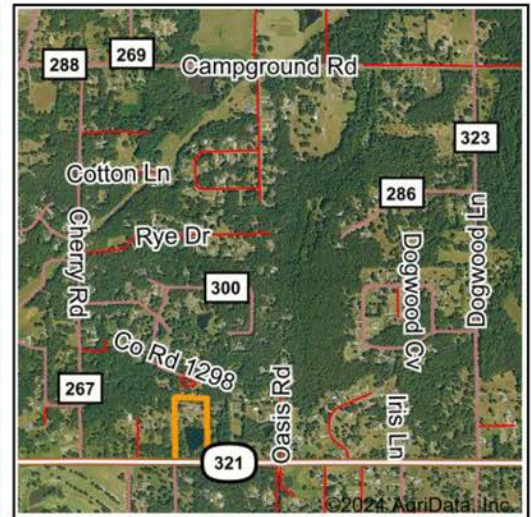
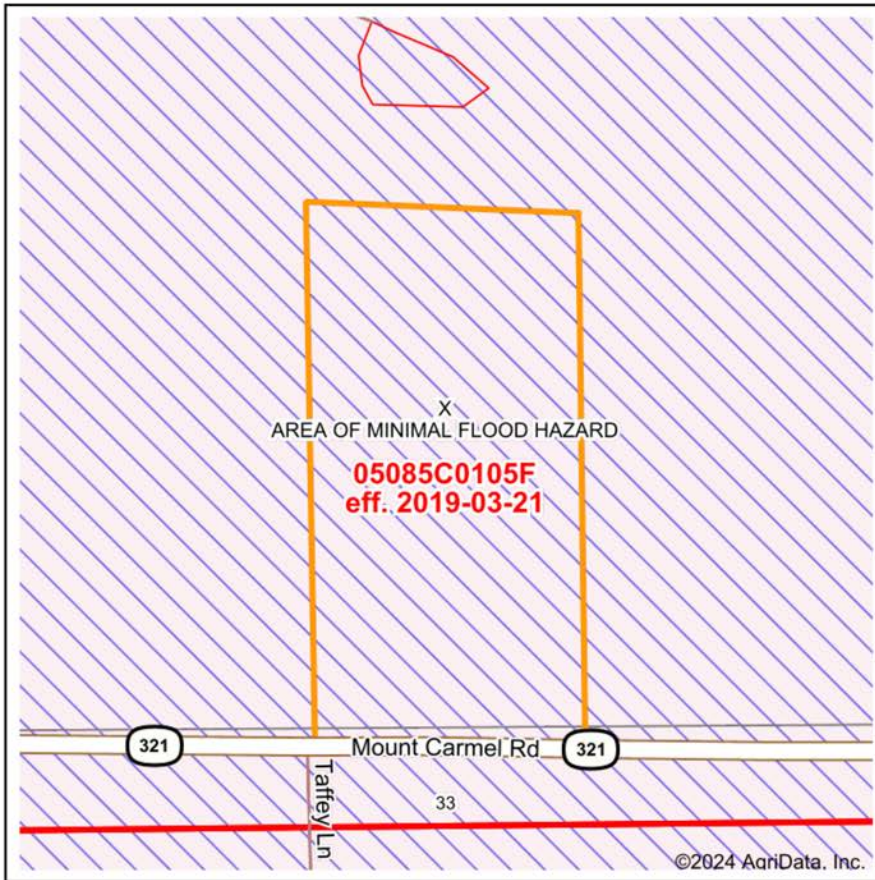


2/19/2024

**28-4N-9W**  
**Lonoke County**  
**Arkansas**

Boundary Center: 34° 56' 20.62, -91° 58' 37.9

# FEMA REPORT



Map Center: 34° 56' 21.1, -91° 58' 37.9  
 State: AR Acres: 8.65  
 County: Lonoke Date: 2/19/2024  
 Location: 28-4N-9W  
 Township: Oak Grove



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Name	Number	County	NFIP Participation	Acres	Percent
LONOKE COUNTY	050448	Lonoke	Regular	8.65	100%
<b>Total</b>				8.65	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

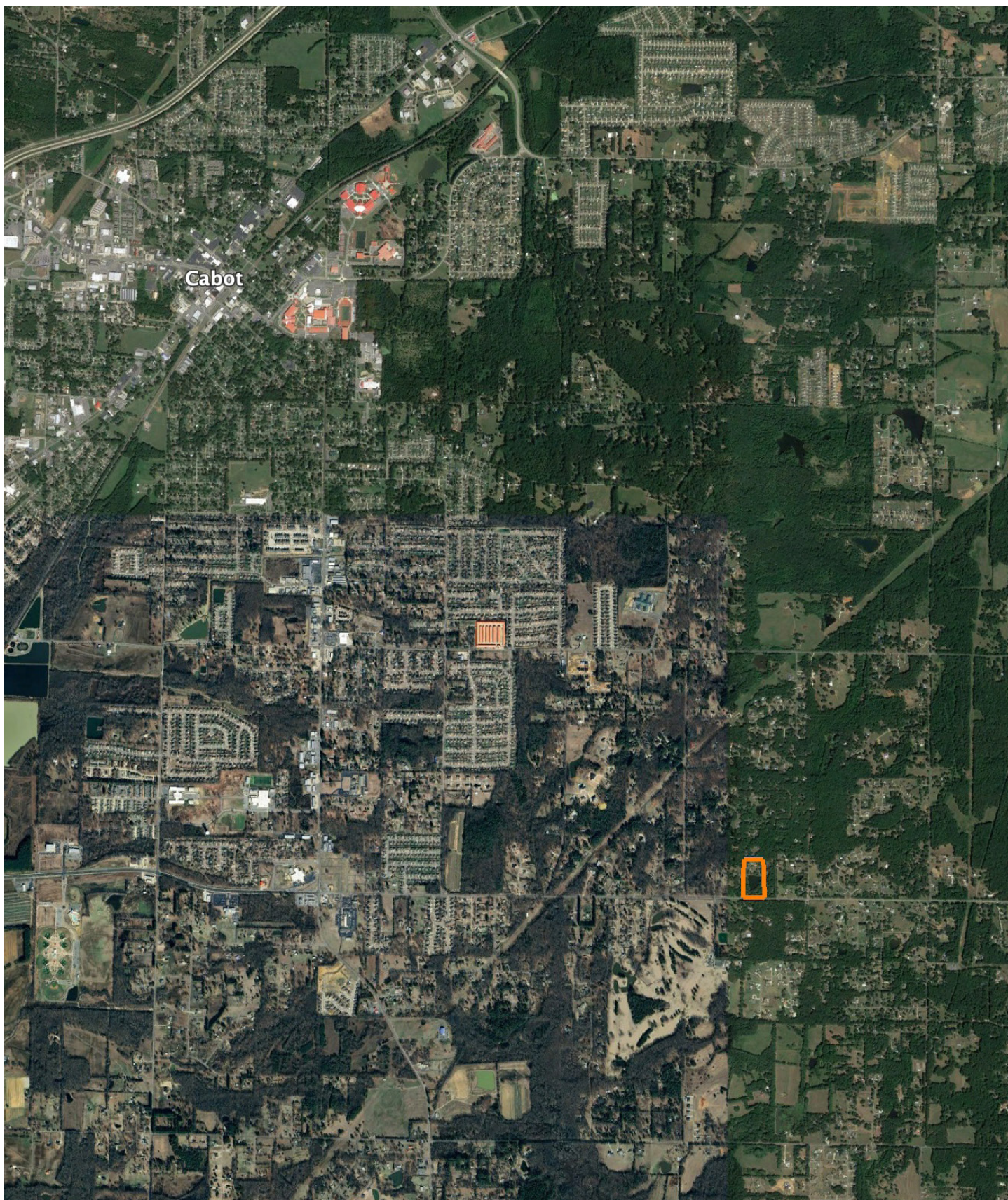
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	8.65	100%
<b>Total</b>			8.65	100%

Panel	Effective Date	Acres	Percent
05085C0105F	3/21/2019	8.65	100%
<b>Total</b>		8.65	100%

# OVERVIEW MAP

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## AGENT CONTACT

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If there's anyone who knows farmers and landowners, it's land agent Jeff Watson. Having grown up on a dairy farm in southern Missouri, Jeff understands the value of a hard work ethic. His experience on the farm helped prepare him for understanding the needs of local farmers. For 10 years, he identified farmers' grain bin drying needs. He developed strategies and utilized technology to help bring efficiency and revenue back to their operations. Jeff is all about finding solutions, building relationships, and putting clients' needs above all else.

An outdoors enthusiast at heart, like many of his clients, Jeff enjoys hunting, fishing, hiking and camping. He also enjoys barbecuing and smoking meats, watching or coaching his kids' softball and baseball teams, and working on his farm in Missouri, where he runs cattle. At Midwest Land Group, he's able to combine his passion for the outdoors - something he's loved since childhood - with his prior experience in sales and agriculture. When not guiding friends on whitetail hunts or working with them on land strategies, you can find Jeff participating in his church's outreach efforts throughout the state of Arkansas. Jeff is married to his wife, Jennifer, and they have four kids, Kylee, Kelcie, Kiara, and Josh.



**JEFF WATSON**, LAND AGENT  
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JWatson@MidwestLandGroup.com



**MidwestLandGroup.com**

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