

MIDWEST LAND GROUP PRESENTS

77 ACRES IN

JEFFERSON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

77 +/- ACRES OF TRANQUILITY WITH SPRING CREEK AND ABUNDANT WILDLIFE

Welcome to your secluded sanctuary nestled along a county road off of 270, between Whitehall and Sheridan. Spanning 77 +/- acres of pristine countryside, this remarkable property offers a rare opportunity for those seeking the perfect canvas to build their dream home. With 67 +/- contiguous acres seamlessly connected and an additional 10 +/- acres just a stone's throw away, the possibilities are endless. Electricity availability ensures convenience, while the promise of water via a well adds to the allure of this tranquil haven. Imagine waking up to the crisp morning air, surrounded by the beauty of nature as far as the eye can see. This idyllic setting is not only a haven for relaxation but also a paradise for outdoor enthusiasts. With abundant whitetail deer and

turkey populations, the land offers ample opportunities for hunting and wildlife observation. Moreover, this property presents an ideal opportunity for embracing a sustainable lifestyle through farming and homesteading practices. With ample acreage at your disposal, cultivate organic crops, raise livestock, and create a self-sufficient homestead that nourishes both body and soul. Additionally, nestled within the mature hardwood bottom, a natural spring creek meanders through the land, enhancing its natural attraction and providing a peaceful oasis for relaxing or exploring. Don't miss your chance to own a piece of paradise and build the home of your dreams amidst the natural splendor of this remarkable landscape.



PROPERTY FEATURES

PRICE: **\$184,800** | COUNTY: **JEFFERSON** | STATE: **ARKANSAS** | ACRES: **77**

- 1 mile from Highway 270
- Electricity
- Mature hardwoods
- 12 miles from Sheridan
- 10 miles from Whitehall
- Abundant whitetail and turkey
- Dream home potential
- Opportunity for sustainable lifestyle
- Ample acreage for raising livestock
- Spring creek



77 +/- ACRES



SPRING CREEK



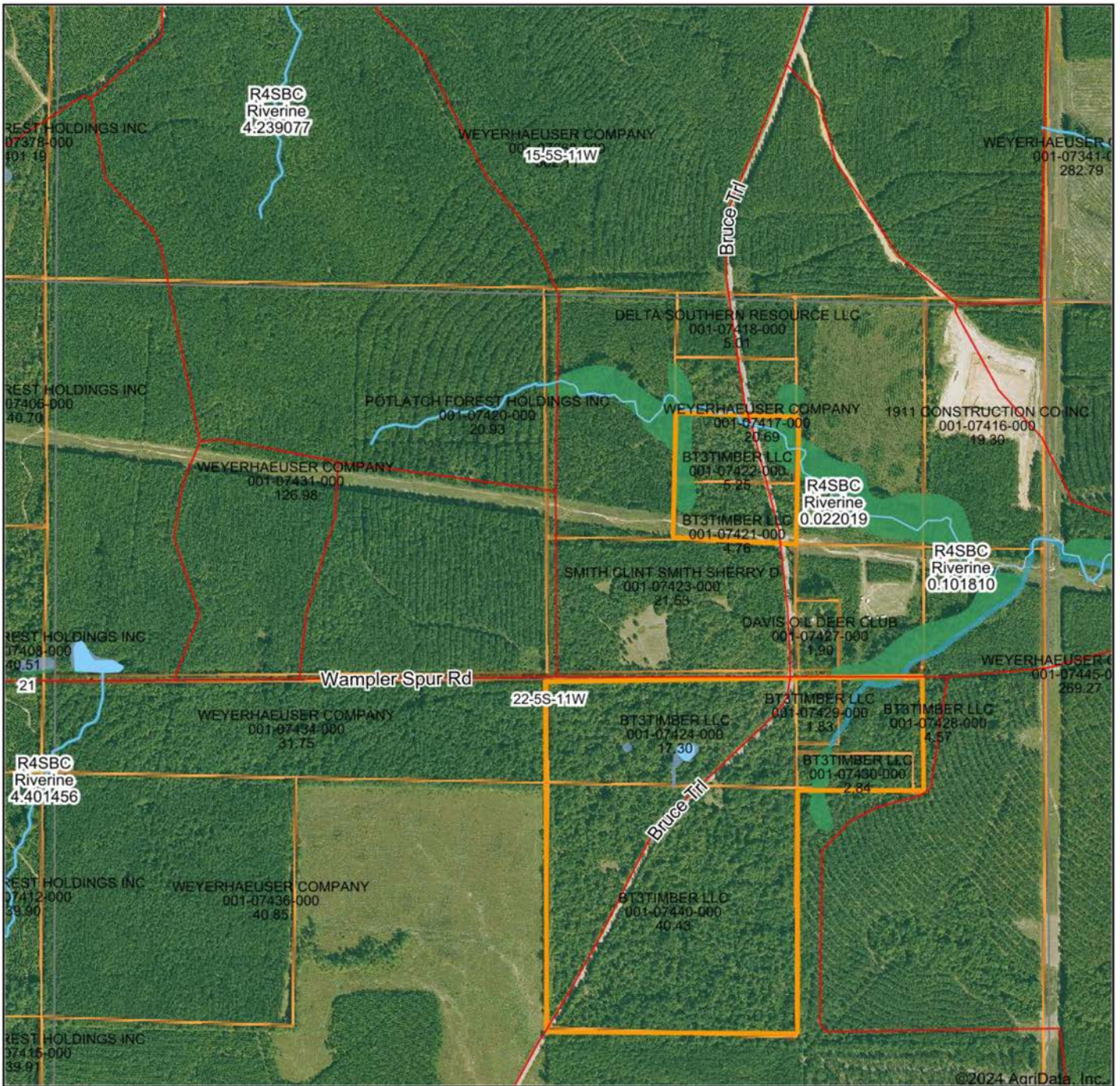
MATURE HARDWOODS



ABUNDANT WHITETAIL



AERIAL MAP



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Boundary Center: 34° 16' 1.72, -92° 10' 56.74

0ft 832ft 1664ft



Maps Provided By:



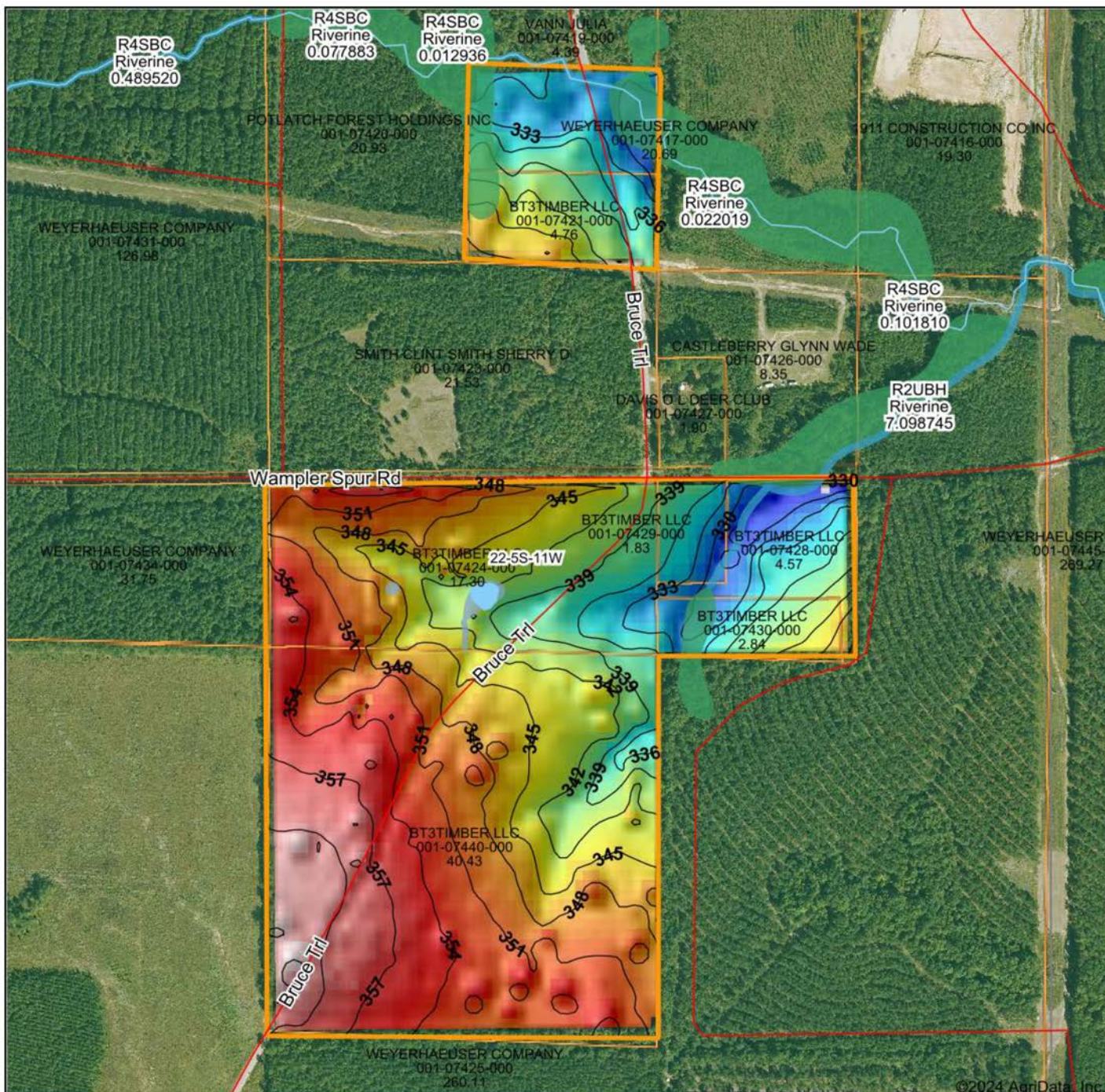
CUSTOMIZED ONLINE MAPPING
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22-5S-11W
Jefferson County
Arkansas



2/27/2024

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3

Min: 324.4

Max: 364.7

Range: 40.3

Average: 345.8

Standard Deviation: 8.83 ft

0ft 532ft 1065ft

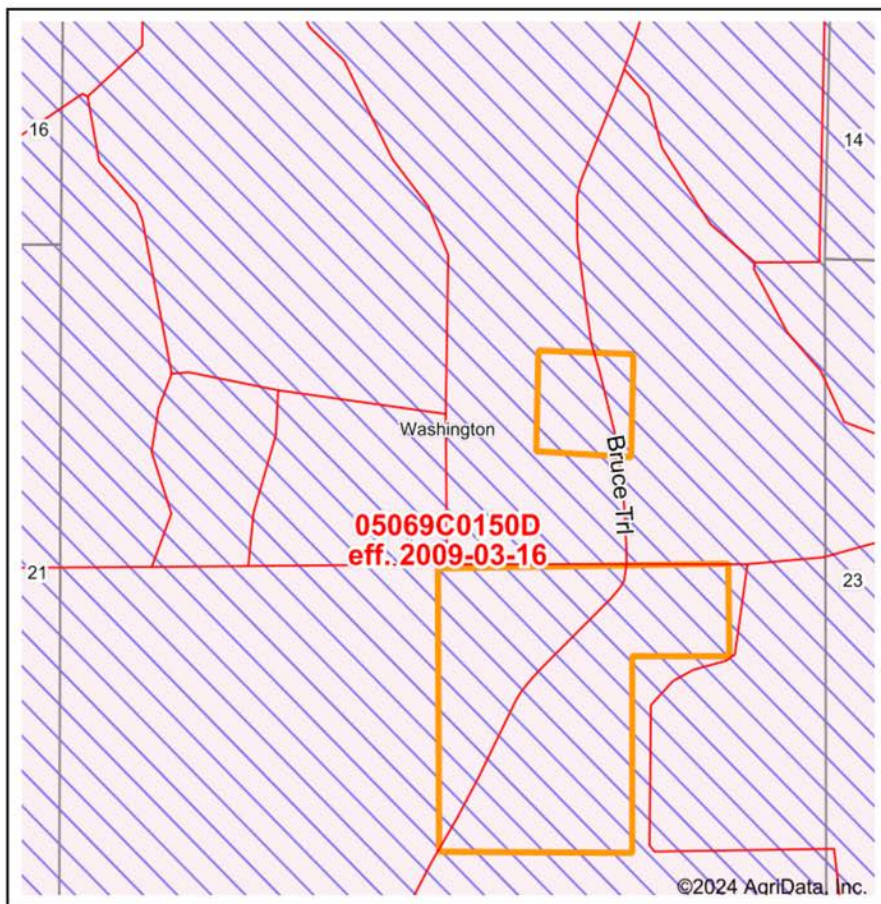


2/27/2024

22-5S-11W
Jefferson County
Arkansas

Boundary Center: 34° 16' 1.72, -92° 10' 56.74

FEMA REPORT



Map Center: 34° 16' 11.29, -92° 11' 7.66
 State: AR Acres: 77.01
 County: Jefferson Date: 2/27/2024
 Location: 22-5S-11W
 Township: Washington

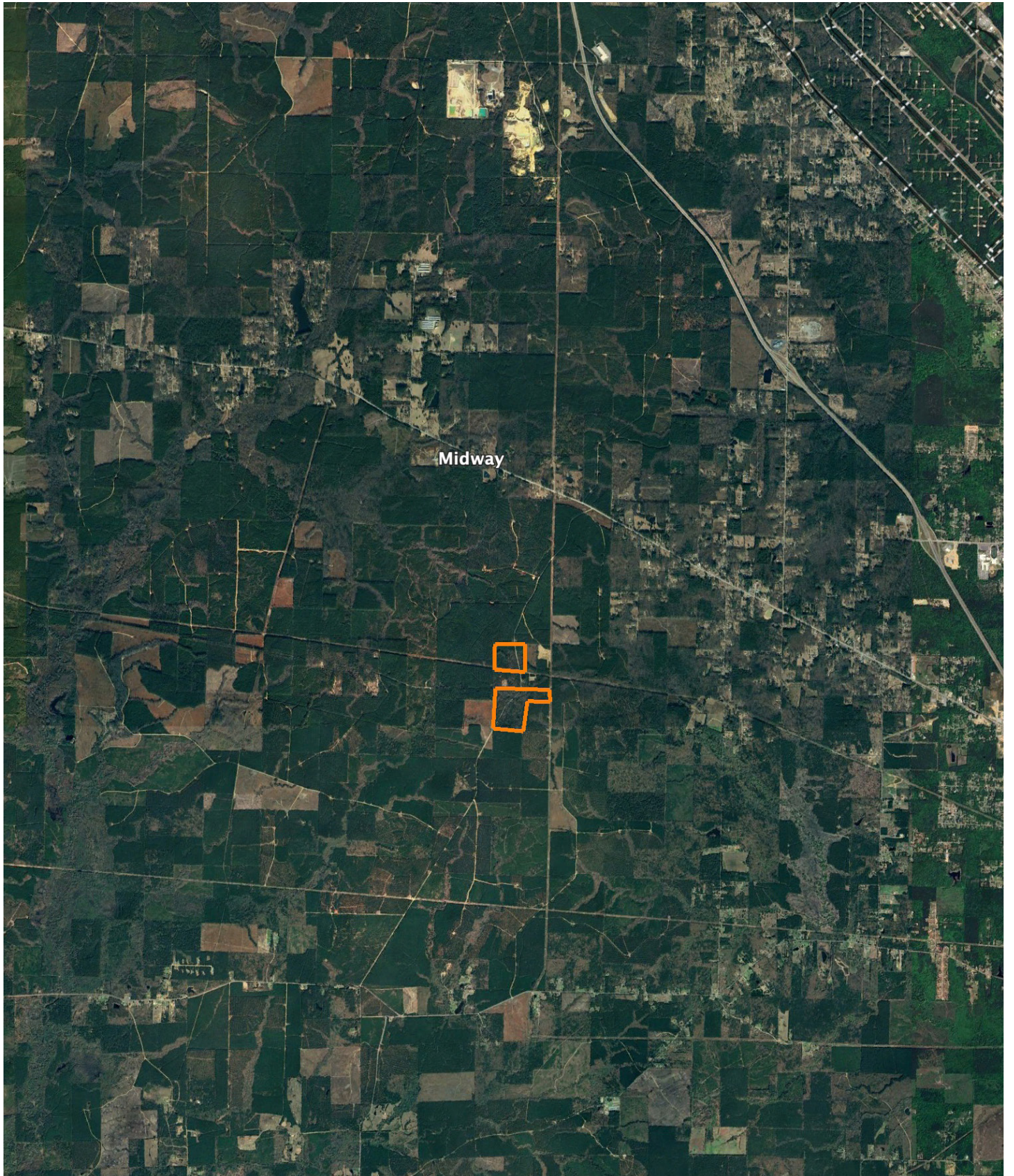


Maps Provided By:
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Name	Number	County	NFIP Participation	Acres	Percent
JEFFERSON COUNTY	050440	Jefferson	Regular	77.01	100%
Total				77.01	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	77.01	100%	
Total			77.01	100%	
Panel	Effective Date	Acres	Percent		
05069C0150D	3/16/2009	77.01	100%		
Total		77.01	100%		

OVERVIEW MAP



AGENT CONTACT

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
870.224.1144
JWatson@MidwestLandGroup.com



MidwestLandGroup.com

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