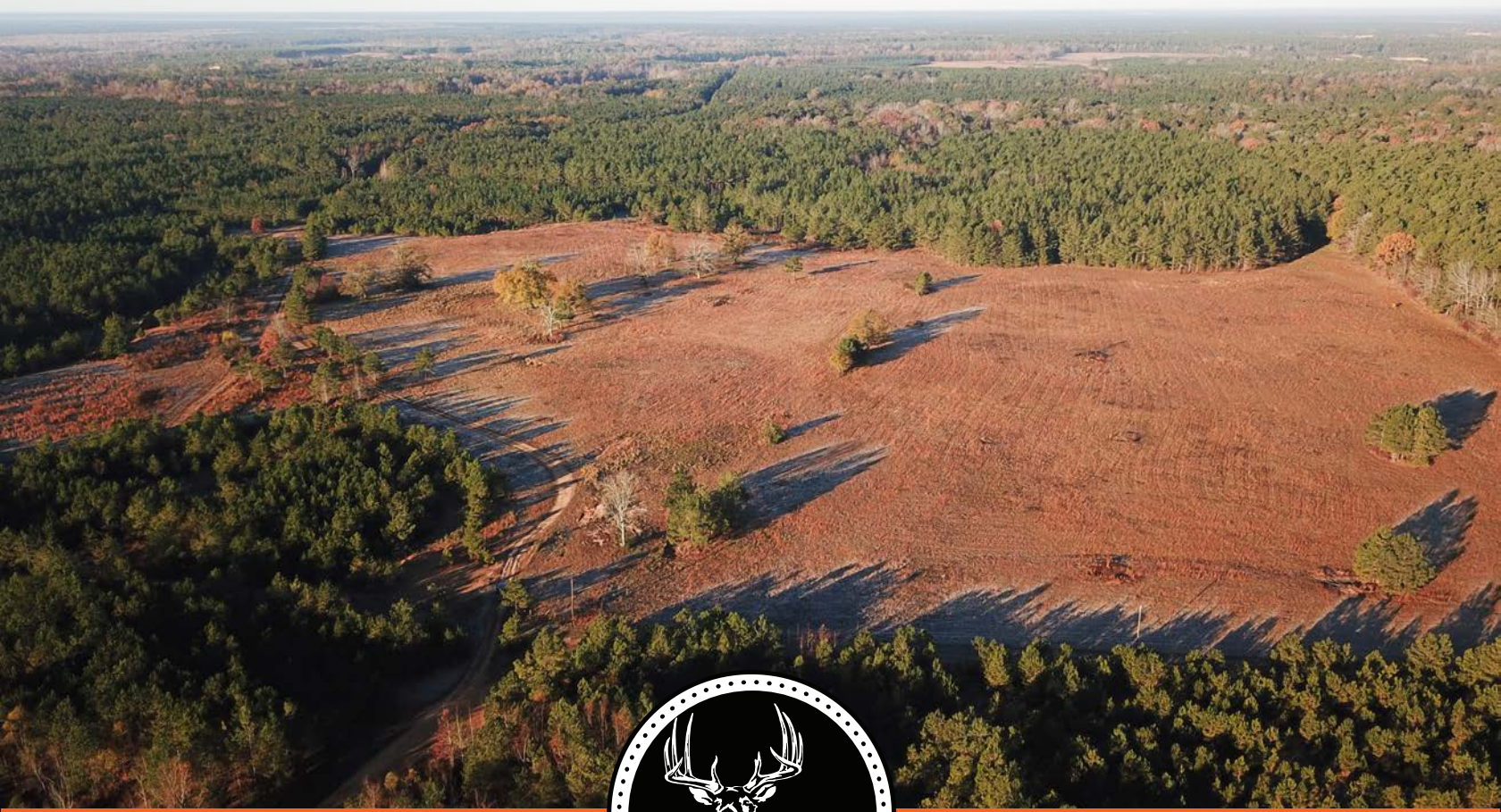


MIDWEST LAND GROUP PRESENTS

123 ACRES IN

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# OUACHITA COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXPANSIVE 123 +/- ACRE CANVAS: IDEAL FOR HOMESITE AND FARM

Welcome to your slice of paradise - a sprawling 123 +/- acre canvas of contiguous acres with endless possibilities. Nestled in the rolling countryside, this prime piece of land offers the perfect mix of open pastures and lush timber, providing a haven for those seeking to escape the hustle and bustle of city life. With approximately 35 +/- acres of intact pastureland, aspiring farmers have ample space to cultivate their dreams of owning a sustainable farm. Whether it's raising cattle to roam the fields or tending to a herd of goats among the rustic charm of the wooded areas, the potential for that dream is boundless. Beyond its agricultural potential, this property serves as an ideal canvas for building your dream family retreat. Imagine waking up to

the gentle rustle of leaves and the chirping of birds, as you sip your morning coffee on the porch of your custom-built home. With utilities conveniently available at the property line, the process of creating your sanctuary is made even easier. With plenty of solid timber available, the possibilities for crafting a cozy cabin or a luxurious estate are limited only by your imagination. Create your own sanctuary amidst nature's embrace, where every sunrise brings the promise of new adventures and every sunset paints the sky in hues of orange and gold. Whether you envision a peaceful weekend getaway or a permanent escape to the countryside, this 123 +/- acre parcel offers the ideal backdrop for crafting a life of tranquility and abundance.



# PROPERTY FEATURES

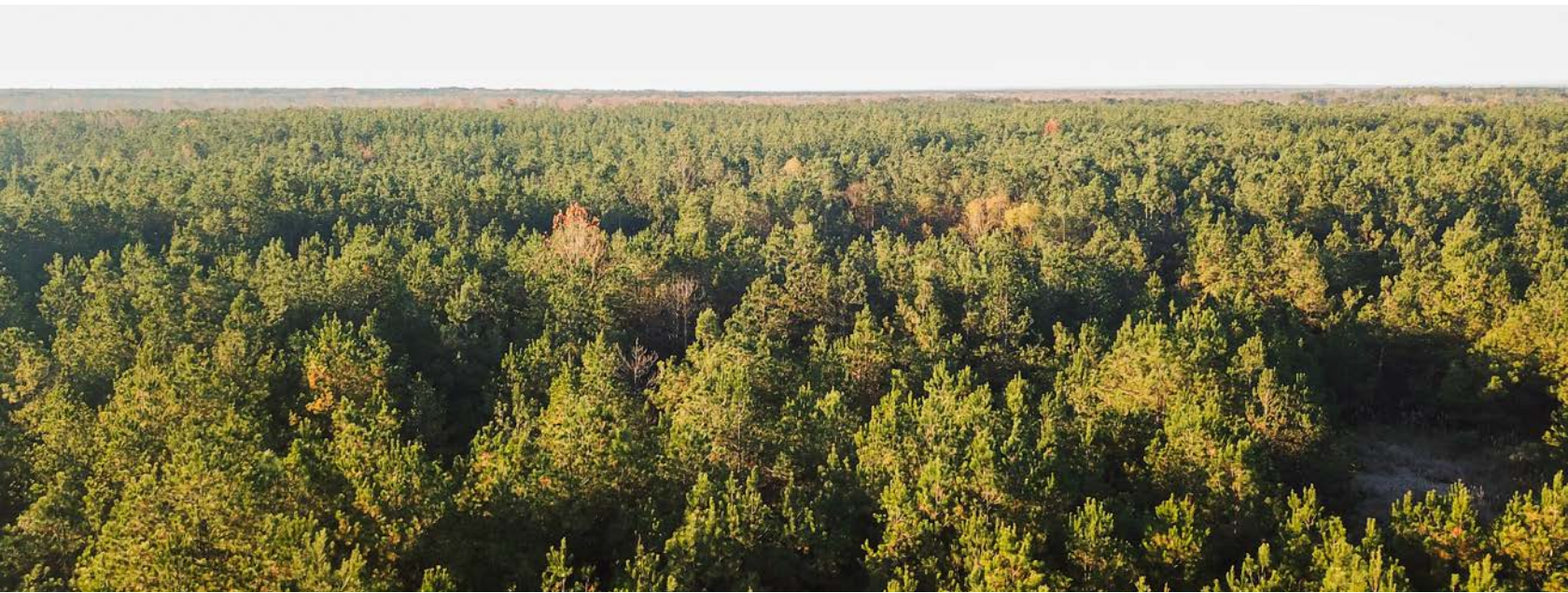
PRICE: **\$354,600** | COUNTY: **OUACHITA** | STATE: **ARKANSAS** | ACRES: **123**

- Natural pond
- 35 +/- acres of pastureland
- Good stand of mixed hardwood and investment timber
- Countryside setting for relaxing
- Seclusion
- .3 mile deeded driveway
- Electric at property
- Spectacular views
- Abundance of wildlife
- Many options for building retreat cabins or forever home



123 +/- ACRES

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# NATURAL POND

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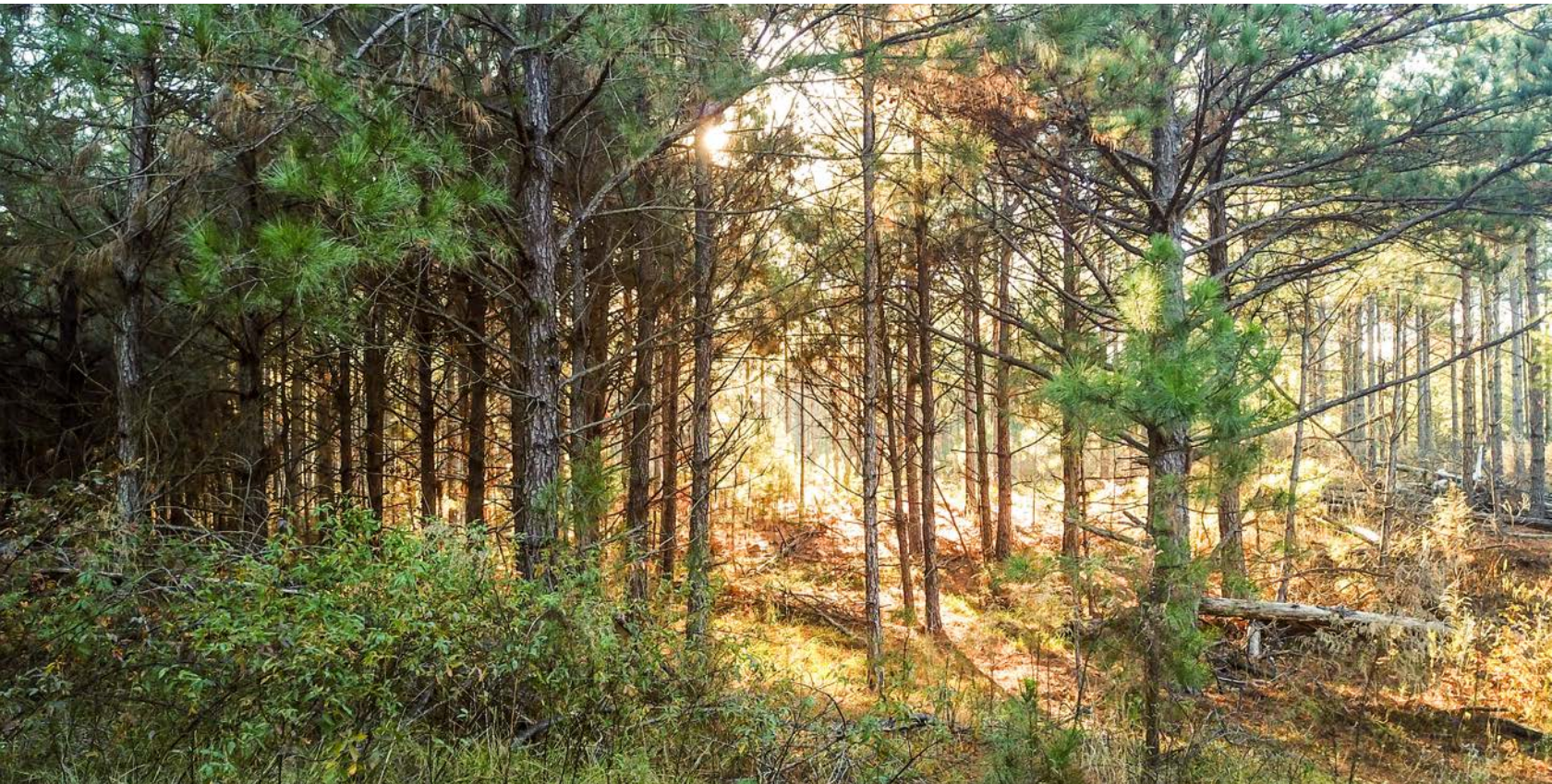
35 +/- ACRES OF PASTURELAND

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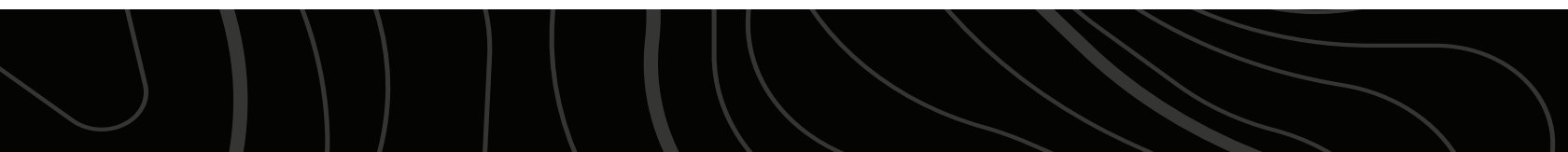
# GOOD STAND OF MIXED HARDWOOD

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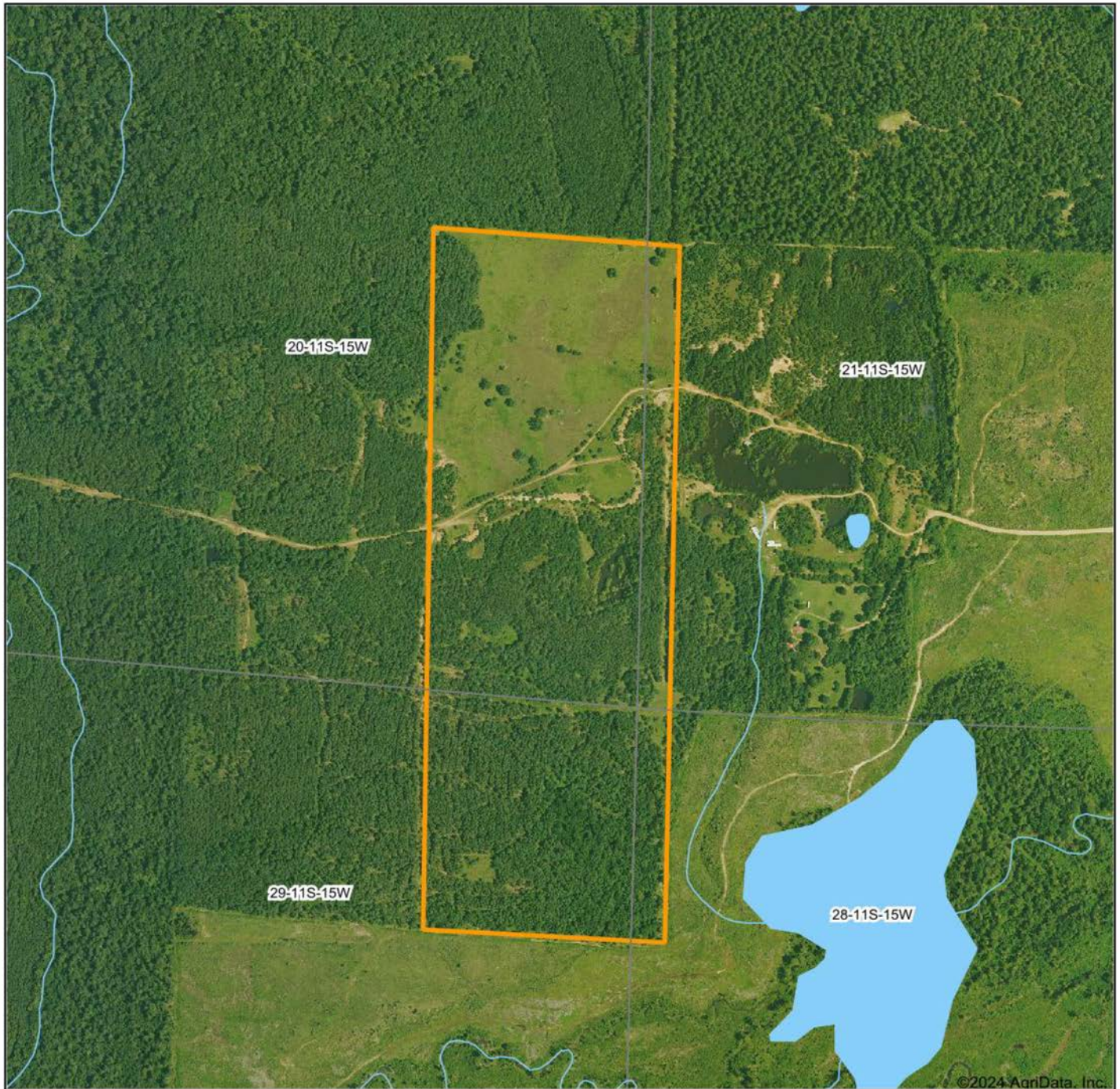


# ADDITIONAL PHOTOS

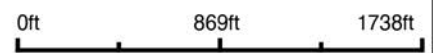
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# AERIAL MAP



Boundary Center: 33° 45' 3.95, -92° 39' 24.03



**20-11S-15W**  
**Ouachita County**  
**Arkansas**



3/12/2024



Maps Provided By:

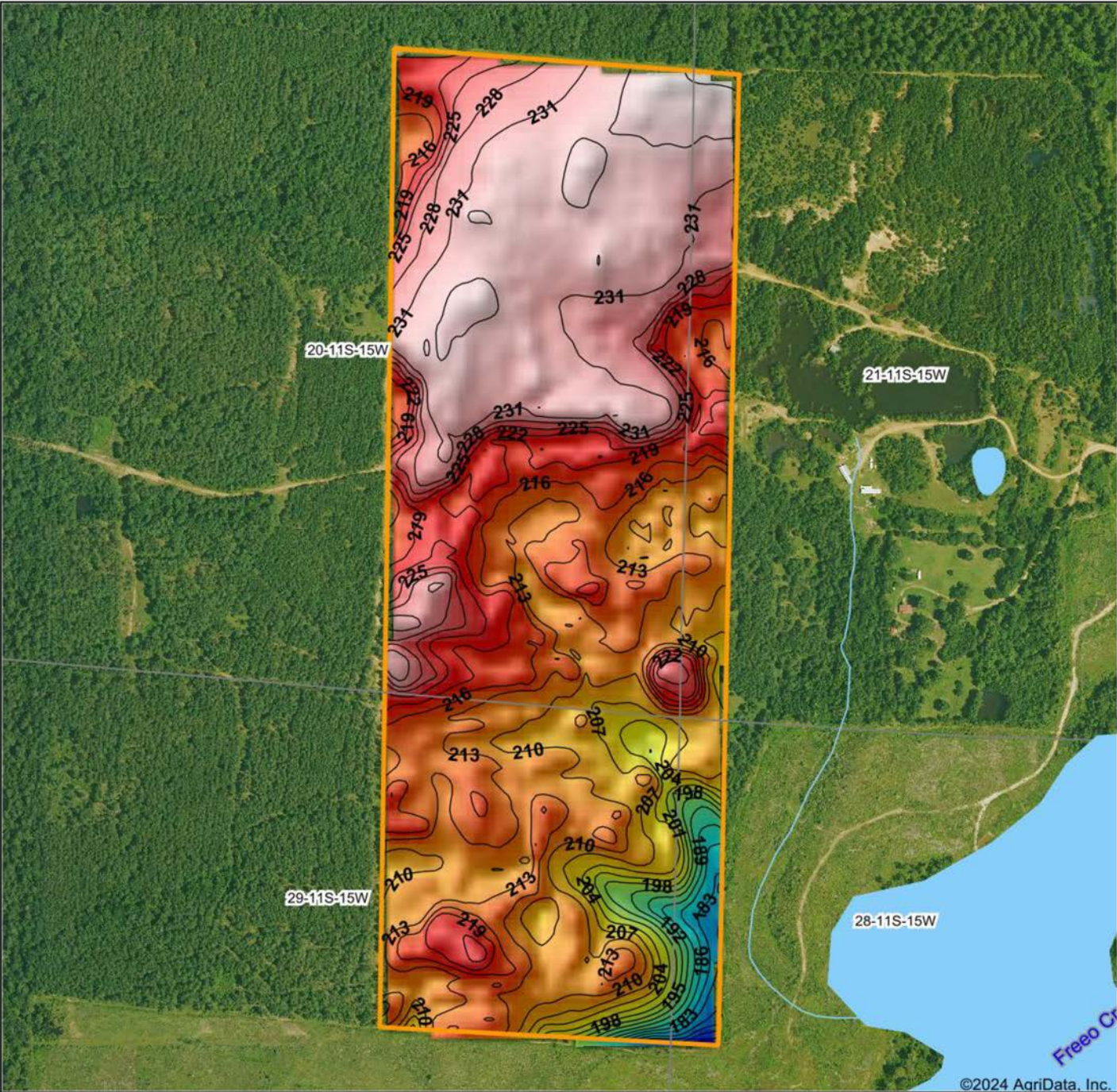


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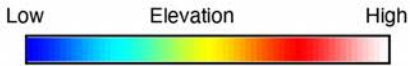
www.AgriDataInc.com



# HILLSHADE MAP



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Maps Provided By:



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Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 169.4  
 Max: 237.3  
 Range: 67.9  
 Average: 218.8  
 Standard Deviation: 11.68 ft

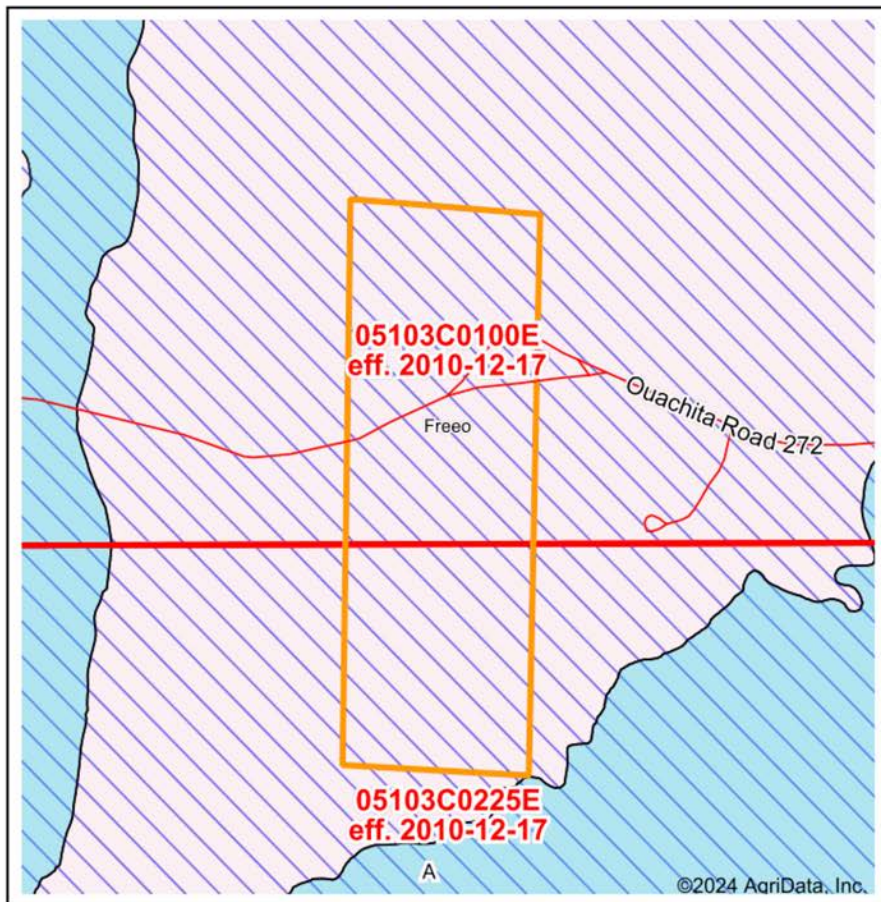


3/12/2024

**20-11S-15W**  
**Ouachita County**  
**Arkansas**

Boundary Center: 33° 45' 3.95, -92° 39' 24.03

# FEMA REPORT



Map Center: 33° 45' 6.08, -92° 39' 23.49  
 State: AR Acres: 120.4  
 County: Ouachita Date: 3/12/2024  
 Location: 20-11S-15W  
 Township: Freeo



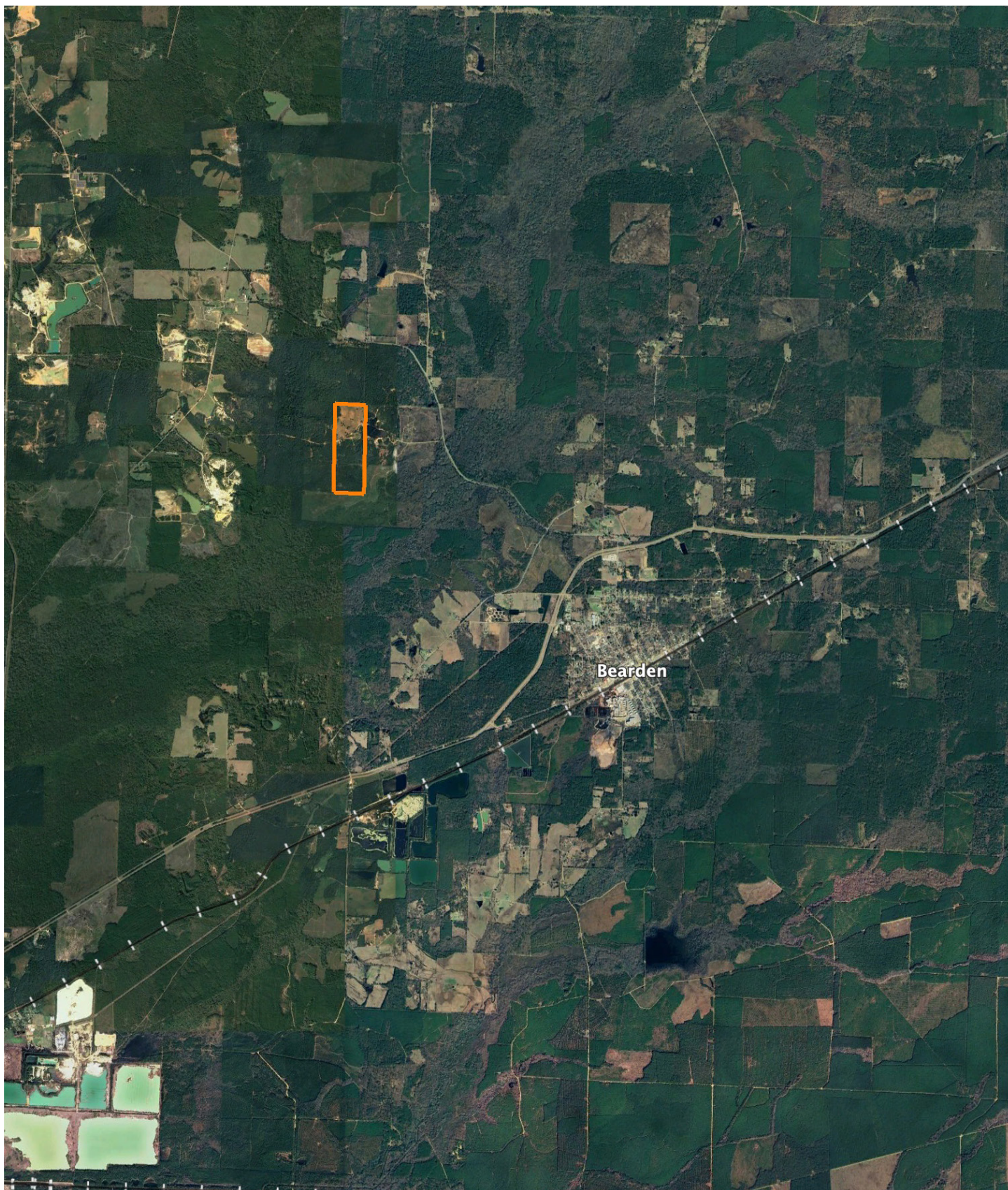
Maps Provided By:



Name	Number	County	NFIP Participation	Acres	Percent
OUACHITA COUNTY	050161	Ouachita	Regular	120.4	100%
<b>Total</b>				120.4	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	120.4	100%	
<b>Total</b>			120.4	100%	
Panel	Effective Date	Acres	Percent		
05103C0100E	12/17/2010	72.49	60.2%		
05103C0225E	12/17/2010	47.91	39.8%		
<b>Total</b>		120.40	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  
**870.224.1144**  
JWatson@MidwestLandGroup.com



**MidwestLandGroup.com**

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