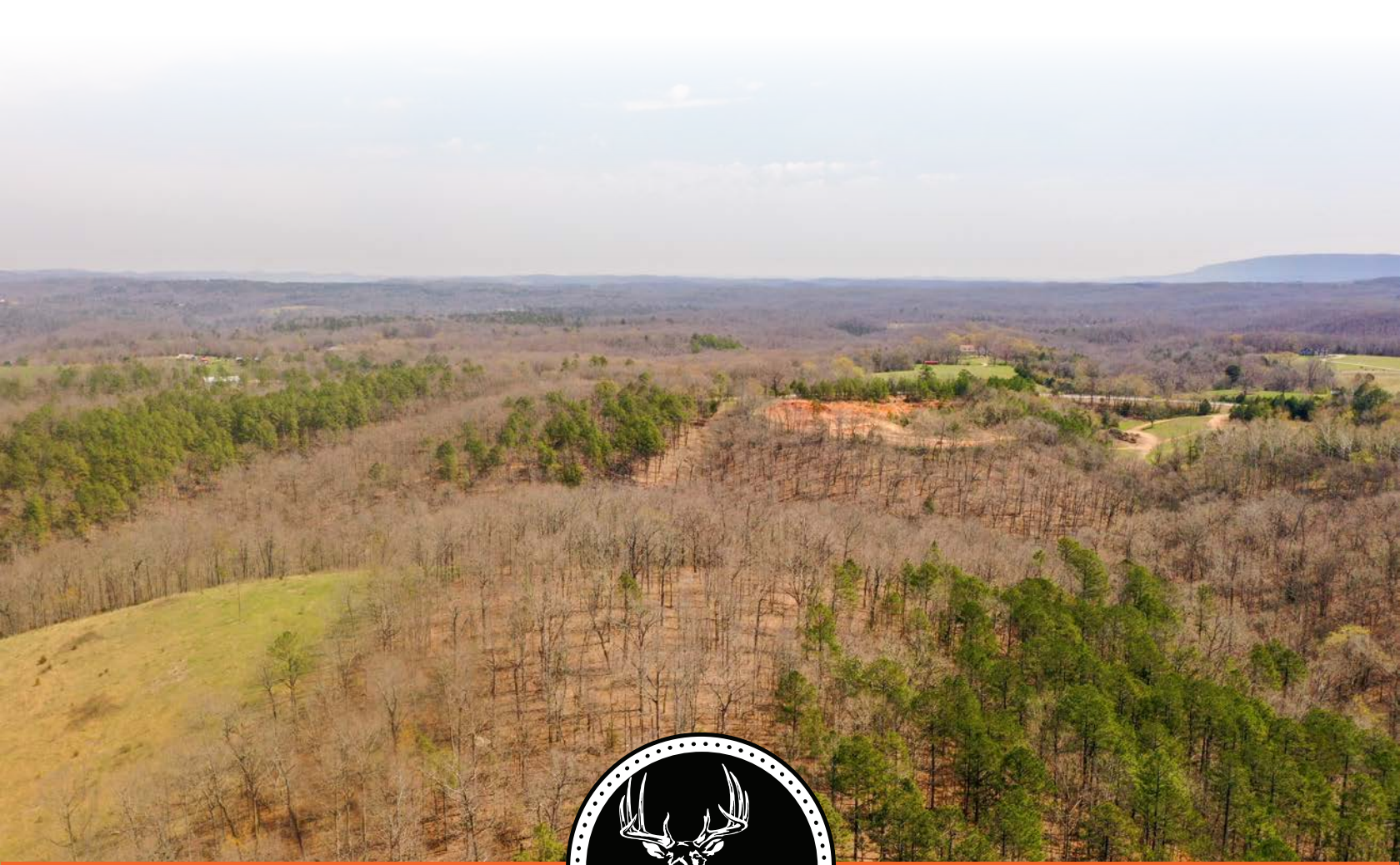


MIDWEST LAND GROUP PRESENTS

23 ACRES IN

STONE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE 23 +/- ACRE TRACT MINUTES FROM DOWNTOWN MOUNTAIN VIEW

Welcome to this rare opportunity to own 23 +/- acres of prime real estate in a highly sought-after area just minutes from downtown Mountain View, Arkansas. This picturesque property offers several build site options, each with the potential to provide breathtaking valley views, making it the perfect canvas for your dream home or retreat. The open hardwoods made up of mostly white oaks and black oaks on flats and ridges have a park-like setting already. Imagine waking up to the serene beauty of the surrounding landscape and enjoying the tranquility of nature right at your doorstep. Additionally,

this property is conveniently located just 20 minutes away from the renowned Blanchard Springs Caverns, one of the most spectacular and carefully developed caves found anywhere. Additionally, exploring in and around the Sylamore Ranger District you can see picturesque rock bluffs, swim in crystal clear streams, fish for trout or smallmouth bass on the White and Buffalo Rivers, hunt for various in-season game, or hike wooded hillsides. Don't miss your chance to own a piece of paradise in this coveted location, where the best of rural living meets modern convenience and natural beauty.



PROPERTY FEATURES

PRICE: **\$159,000** | COUNTY: **STONE** | STATE: **ARKANSAS** | ACRES: **23**

- Located in the heart of the Ozarks
- Mountain views
- Multiple build sites
- Park-like setting
- Minutes from downtown Mountain View
- 20 minutes to Blanchard Springs Caverns
- Dry creek bottom
- Hardwood flats on top
- .25 +/- miles from blacktop
- Established driveway



23 +/- ACRES



MOUNTAIN VIEWS



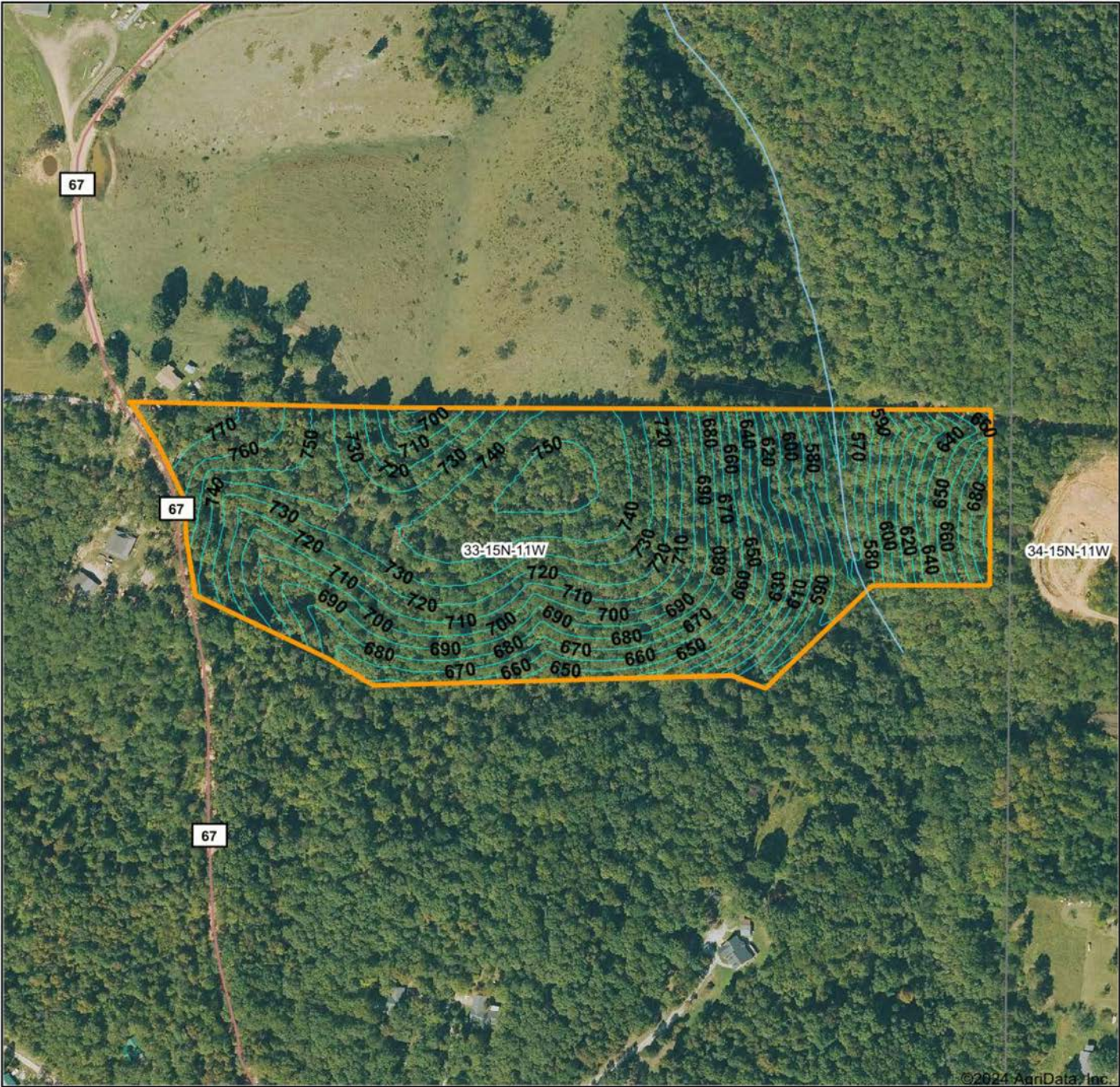
HARDWOOD FLATS ON TOP



DRY CREEK BOTTOM



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 554.9

Max: 778.3

Range: 223.4

Average: 690.1

Standard Deviation: 55.64 ft

0ft 354ft 708ft

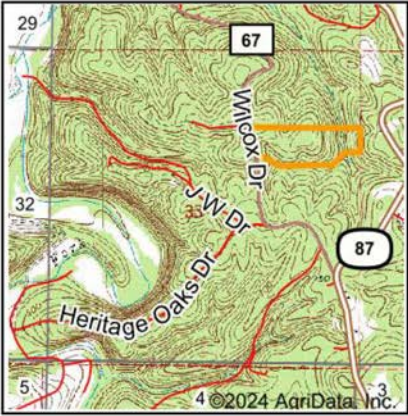


3/20/2024

33-15N-11W
Stone County
Arkansas

Boundary Center: 35° 53' 41.25, -92° 9' 18.97

WETLANDS MAP



State: **Arkansas**
Location: **33-15N-11W**
County: **Stone**
Township: **Harris**
Date: **3/20/2024**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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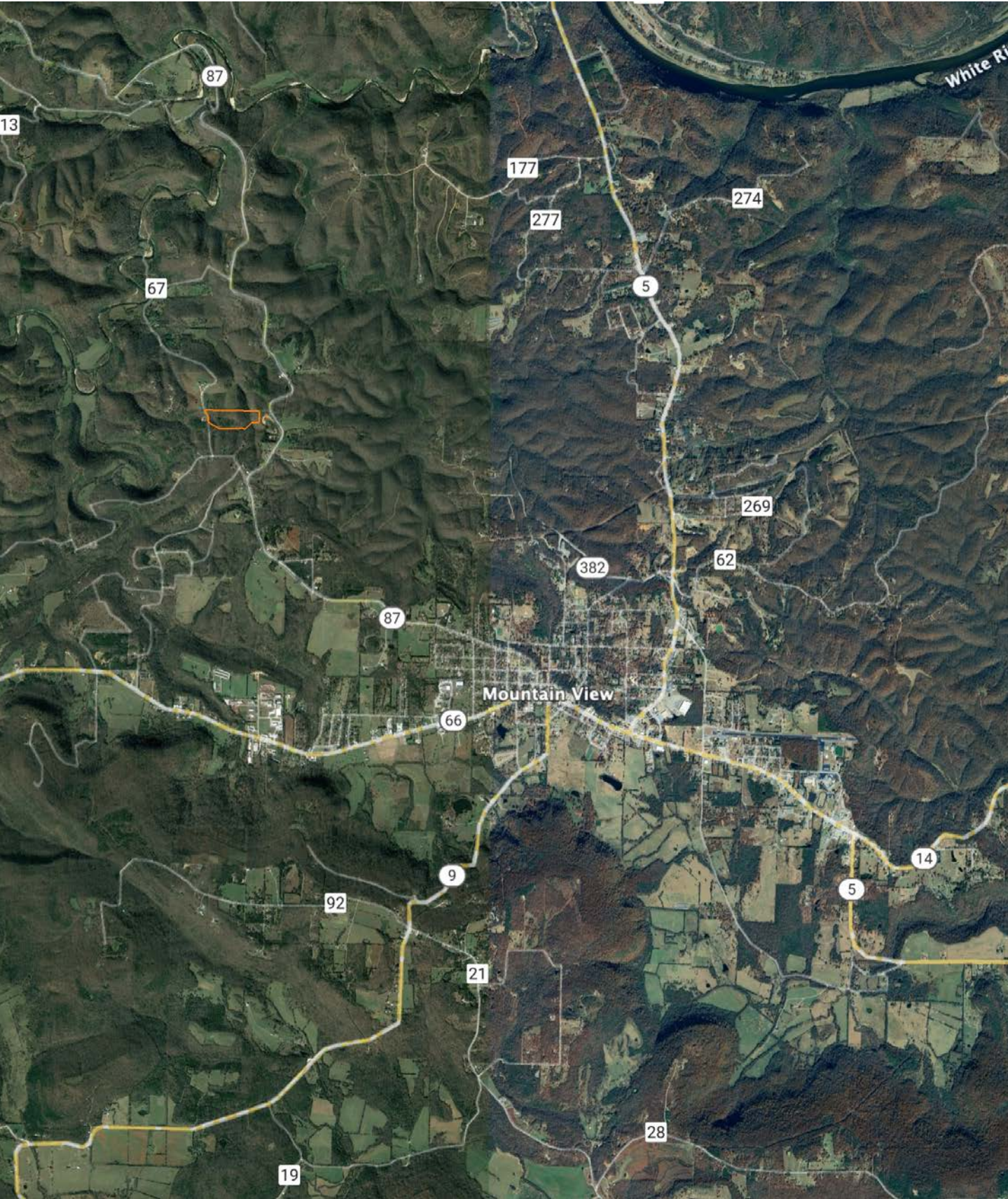


0ft 515ft 1030ft

Classification Code	Type	Acres
R4SBC	Riverine	0.16
Total Acres		0.16

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
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MidwestLandGroup.com

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