

MIDWEST LAND GROUP PRESENTS

76 ACRES IN

VAN BUREN COUNTY ARKANSAS



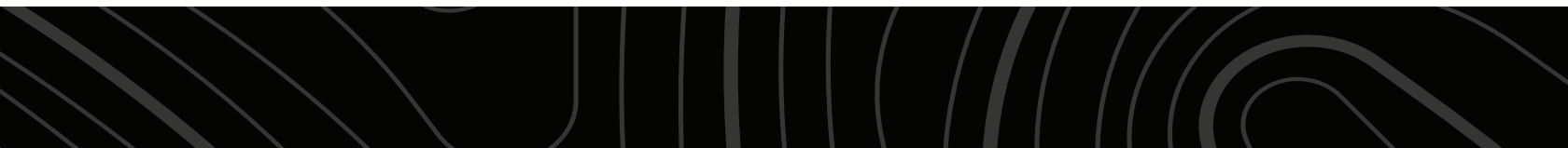
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE 76 +/- ACRE TRACT WITH SOUTH FORK OF THE LITTLE RED RIVER FRONTAGE

Welcome to this exceptional 76 +/- acre property posting nearly half a mile of river frontage along the South Fork of the Little Red River. Rarely does a tract with so much potential, God-given beauty, and uniqueness come available. The land features meticulously, fenced and cross-fenced pastures, perfect for livestock or agricultural endeavors. Nestled on the ridge you'll find mature timber, adding to the natural beauty and providing a peaceful retreat from the hustle, and bustle of everyday life. Convenience meets tranquility with access to electricity, fiber

Internet, and water, making this property not only a scenic oasis but also a practical choice for modern living. Located just a short five minute drive from Clinton, Arkansas you'll enjoy the best of both worlds, the peace and privacy of rural living with the amenities and services of a nearby town. Whether you're looking to build a dream home, start a farm, or simply escape to nature, this property offers endless possibilities. Embrace the beauty of the riverfront, the tranquility of the pastures, and the charm of the mature timber to make this your own piece of heaven on earth.



PROPERTY FEATURES

PRICE: **\$425,000** | COUNTY: **VAN BUREN** | STATE: **ARKANSAS** | ACRES: **76**

- 76 +/- acres
- Minutes from downtown Clinton
- Nearly 1/2 mile of river frontage
- Timbered ridges
- Several outbuildings
- Electricity and water
- Access to fiber internet
- Highway frontage
- Perimeter fencing
- Cross-fencing



76 +/- ACRES

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TIMBERED RIDGES



NEARLY 1/2 MILE OF RIVER FRONTAGE



HIGHWAY FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 34' 22.68, -92° 30' 56.05



Maps Provided By:



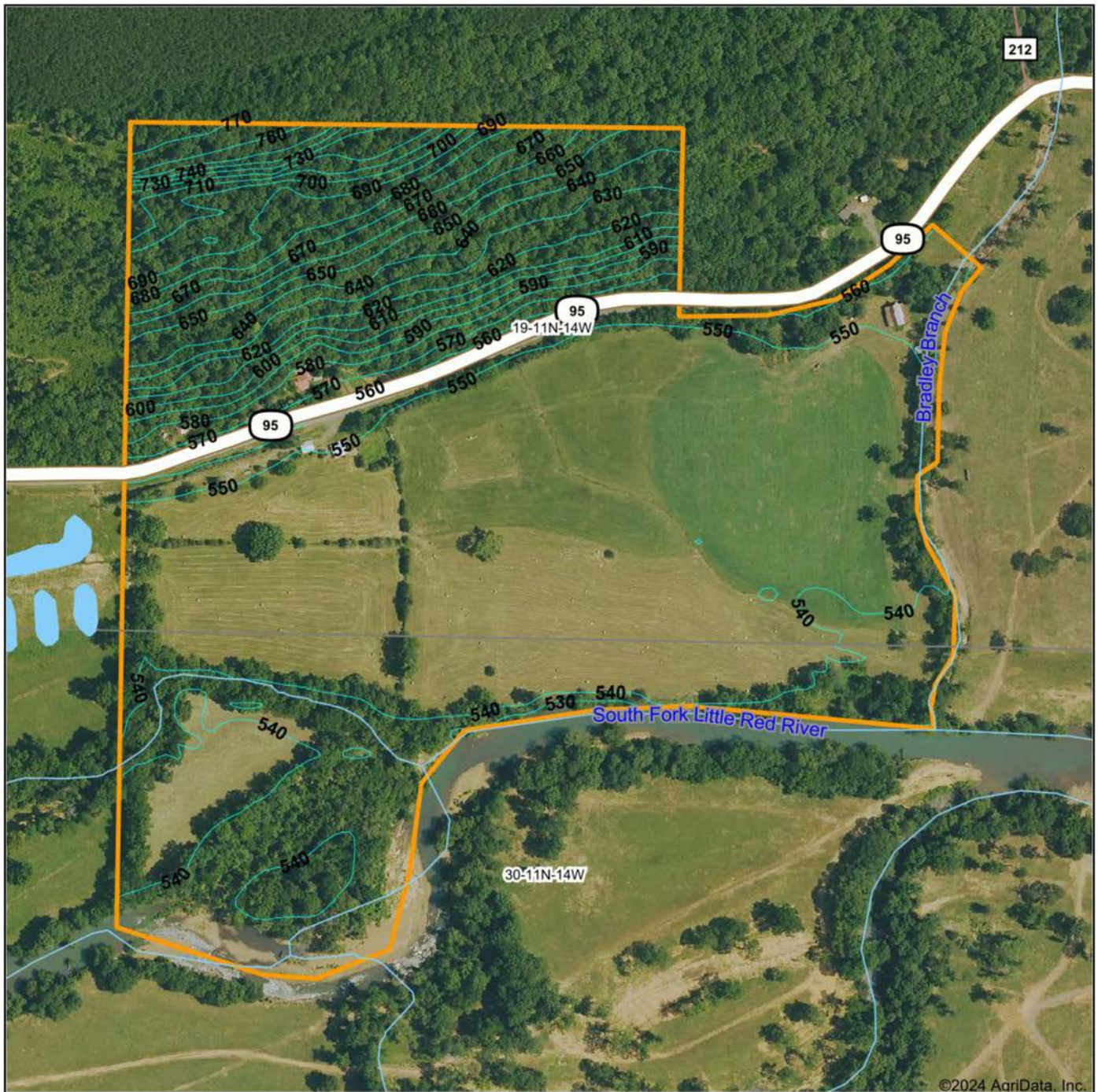
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19-11N-14W
Van Buren County
Arkansas



3/11/2024

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 529.4

Max: 771.6

Range: 242.2

Average: 568.8

Standard Deviation: 50.26 ft

0ft 395ft 790ft



3/11/2024

19-11N-14W
Van Buren County
Arkansas

Boundary Center: 35° 34' 22.68, -92° 30' 56.05

SOIL MAP



State: **Arkansas**
 Location: **19-11N-14W**
 County: **Van Buren**
 Township: **Griggs**
 Date: **3/11/2024**



Maps Provided By:

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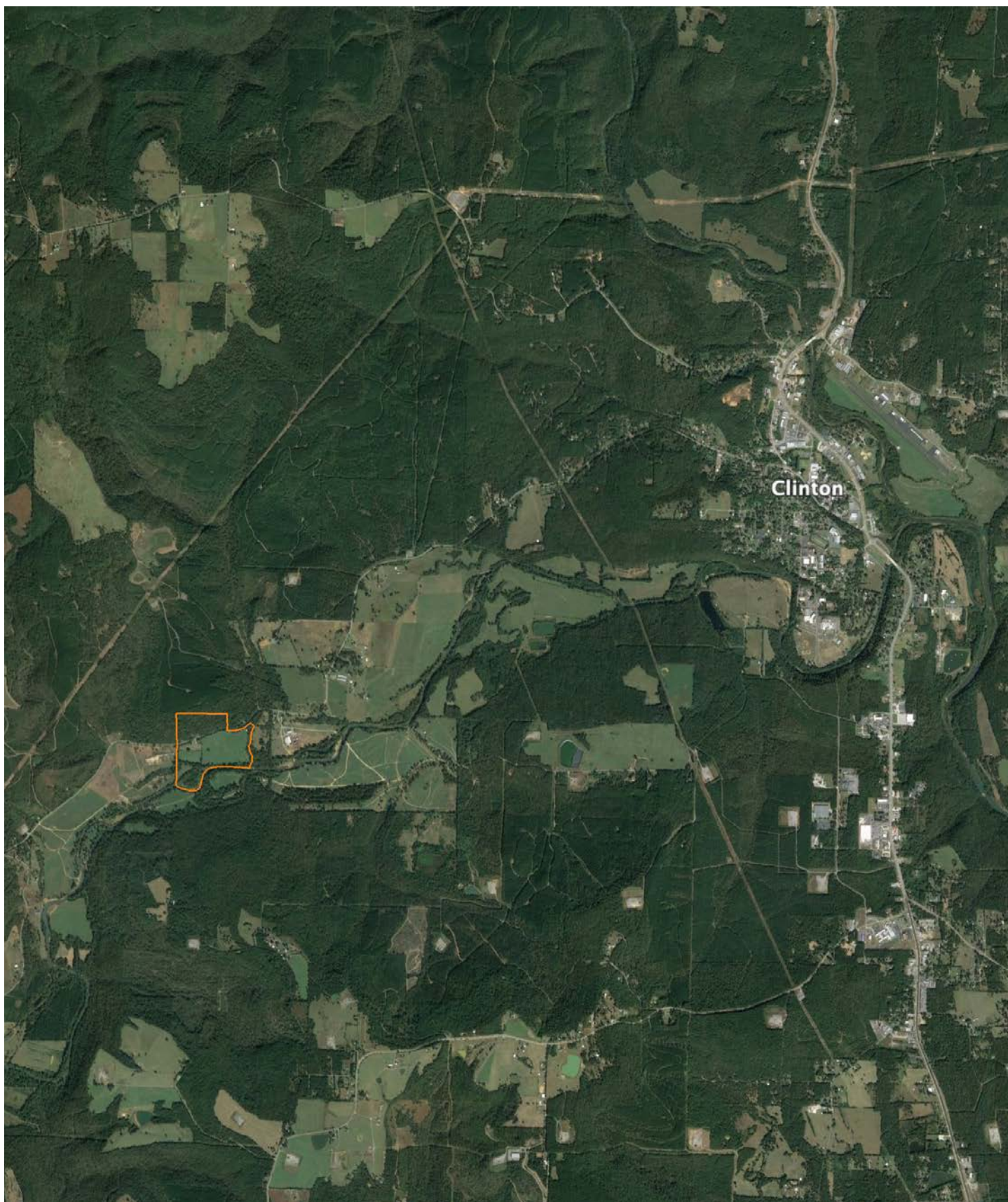


0ft 574ft 1149ft

Classification Code	Type	Acres
R4SBC	Riverine	0.67
R5UBH	Riverine	0.59
Total Acres		1.26

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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