

MIDWEST LAND GROUP PRESENTS

1 ACRE IN

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# BAXTER COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# RIVERFRONT LOT ON THE WORLD FAMOUS WHITE RIVER

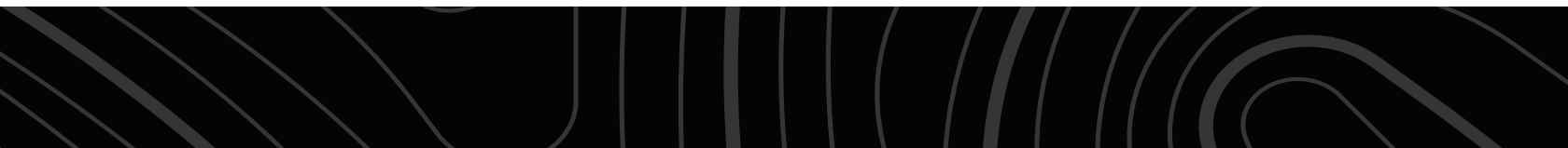
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Welcome to your slice of paradise on the renowned White River in Calico Rock, Arkansas! Nestled within a stunning subdivision, this exceptional lot offers 144 +/- feet of coveted river frontage, providing you with unparalleled access to the tranquil waters and breathtaking views that make this a dream location.

Imagine waking up to the soothing sounds of the river flowing just steps from your doorstep, offering endless opportunities for fishing, boating, and enjoying the great outdoors. With 144 +/- feet of improved prime river frontage, you'll have plenty of space to pull up your boat, cast your line, or simply relax and take in the natural beauty that surrounds you.

Convenience is key with this property, as it's conveniently located just a minute away from the public boat ramp, ensuring effortless access to the water whenever the mood strikes. Whether you're a seasoned angler looking to reel in the catch of the day or simply seeking a peaceful retreat to escape the hustle and bustle of city life, this lot on the White River offers the perfect setting for your dream home or vacation getaway.

Don't miss your chance to own a piece of paradise in one of Arkansas' most sought-after destinations. Come experience the beauty and serenity of riverfront living in Calico Rock – your oasis awaits!



# PROPERTY FEATURES

PRICE: **\$99,000** | COUNTY: **BAXTER** | STATE: **ARKANSAS** | ACRES: **1**

- 144 +/- feet of river frontage
- Breathtaking river views
- World-class trout fishing
- Improved waterfront landscaping
- Underground power through the community
- High-speed internet available
- Covenants to protect your investment
- 2 miles from Sylamore Wildlife Management Area
- 12 +/- miles to downtown Calico Rock



# 144 +/- FEET OF RIVER FRONTAGE

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# BREATHTAKING RIVER VIEWS

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# IMPROVED WATERFRONT LANDSCAPING

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# AERIAL MAP



Boundary Center: 36° 9' 9.62, -92° 13' 41.36

0ft 112ft 224ft



Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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**35-18N-12W**  
**Baxter County**  
**Arkansas**



4/9/2024

# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 5.0

Min: 336.1

Max: 378.8

Range: 42.7

Average: 368.7

Standard Deviation: 11.42 ft

0ft 129ft 258ft



4/9/2024

**35-18N-12W**  
**Baxter County**  
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Boundary Center: 36° 9' 9.62, -92° 13' 41.36

# 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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