

MIDWEST LAND GROUP PRESENTS

3.7 ACRES IN

BAXTER COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILDABLE ACREAGE WITH 350 +/- FEET OF WHITE RIVER FRONTAGE

Escape to a serene haven nestled along the picturesque White River in Baxter County, Arkansas. This captivating property spans approximately 3.7 +/- acres, boasting approximately 350 feet of coveted river frontage, inviting you to indulge in world-class trout fishing right at your doorstep. Immerse yourself in the natural splendor of the Sylamore Wildlife Management Area, seamlessly integrated with this property, offering endless opportunities for outdoor adventures such as hiking, wildlife observation, and more. Discover level building lots, perfectly suited for crafting your dream home or vacation retreat, where you can wake up to the soothing sounds of the river and unparalleled views of the

surrounding landscape. Enjoy the ease of access provided by paved road frontage, ensuring year-round accessibility to this idyllic sanctuary. Located a mere 10 minutes from the charming town of Norfolk, Arkansas, and the recreational paradise of Lake Norfolk, while also being just a short 15-minute drive from the vibrant community of Mountain Home, Arkansas. For fishing enthusiasts, this property presents a gateway to an angler's paradise, with the legendary trout-filled waters of the White River beckoning just steps away. Seize the opportunity to own a slice of beautiful riverfront paradise, where each day brings new adventures and moments of serenity amidst the stunning landscapes of Baxter County, Arkansas.



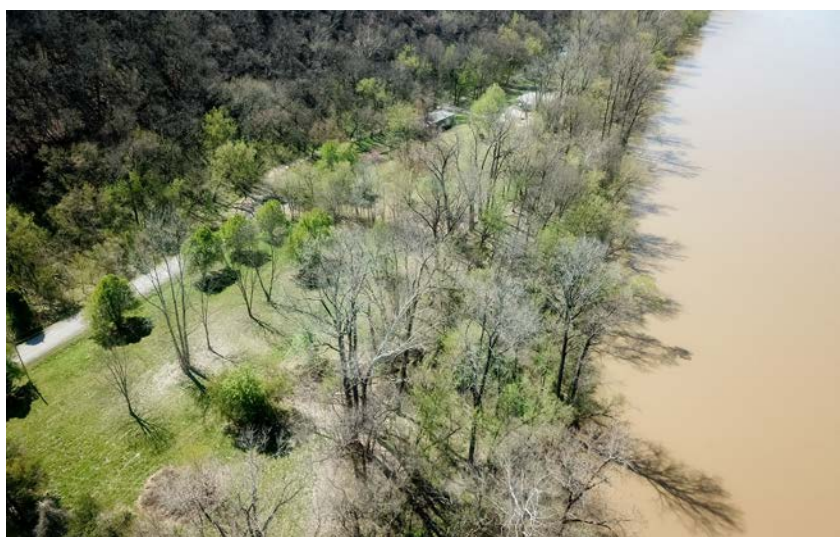
PROPERTY FEATURES

PRICE: **\$265,000** | COUNTY: **BAXTER** | STATE: **ARKANSAS** | ACRES: **3.7**

- Approximately 350 feet of White River frontage
- Paved road frontage
- World-class trout fishing
- Joins Sylamore Wildlife Management Area
- Level building lots
- Incredible views
- 10 minutes from the town of Norfolk, AR
- 10 minutes from Lake Norfolk
- 15 minutes from Mountain Home, AR



3.7 +/- ACRES WITH RIVER FRONTAGE



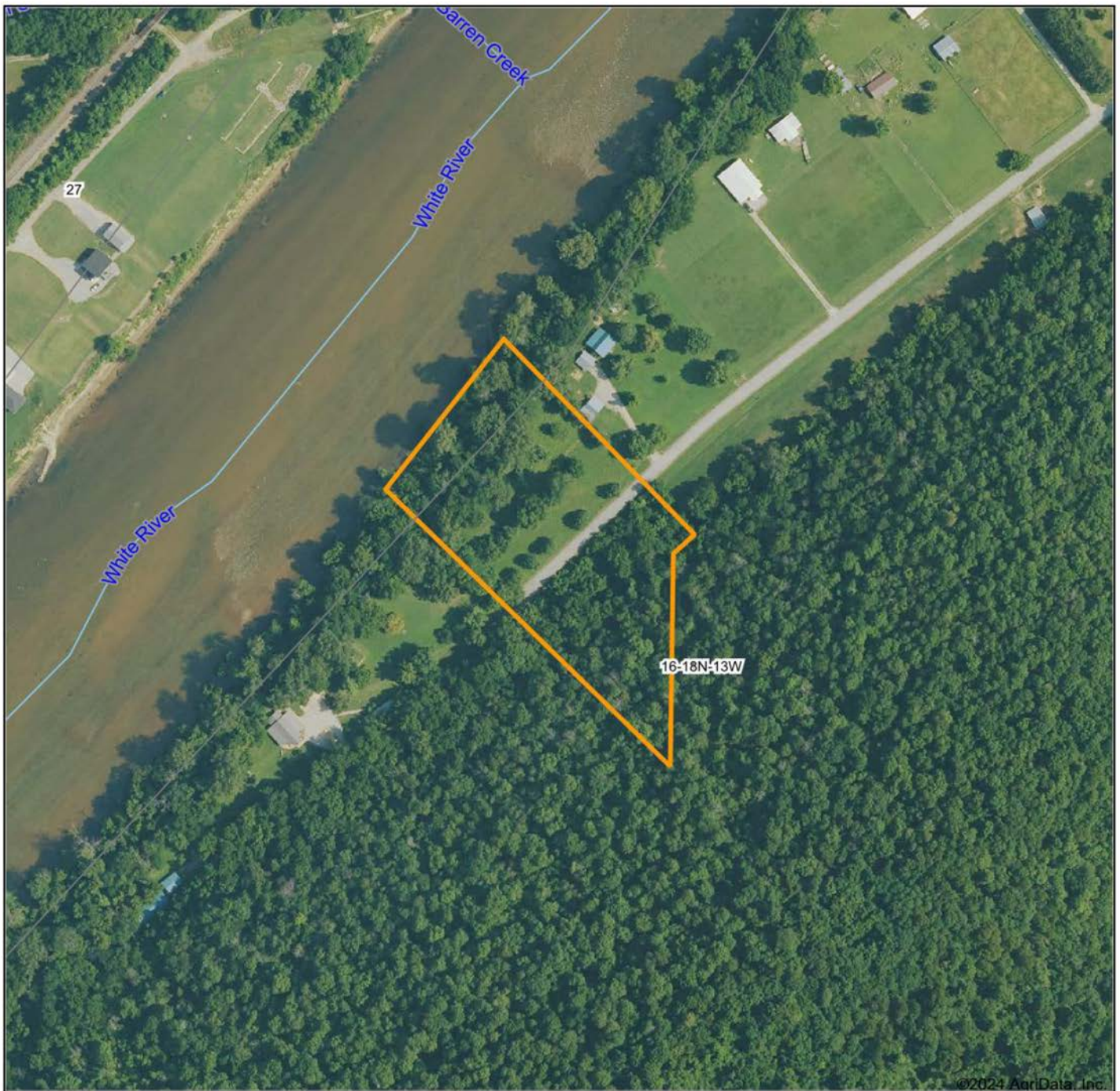
PAVED ROAD FRONTAGE



LEVEL BUILDING LOTS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 11' 56.78, -92° 22' 8.64

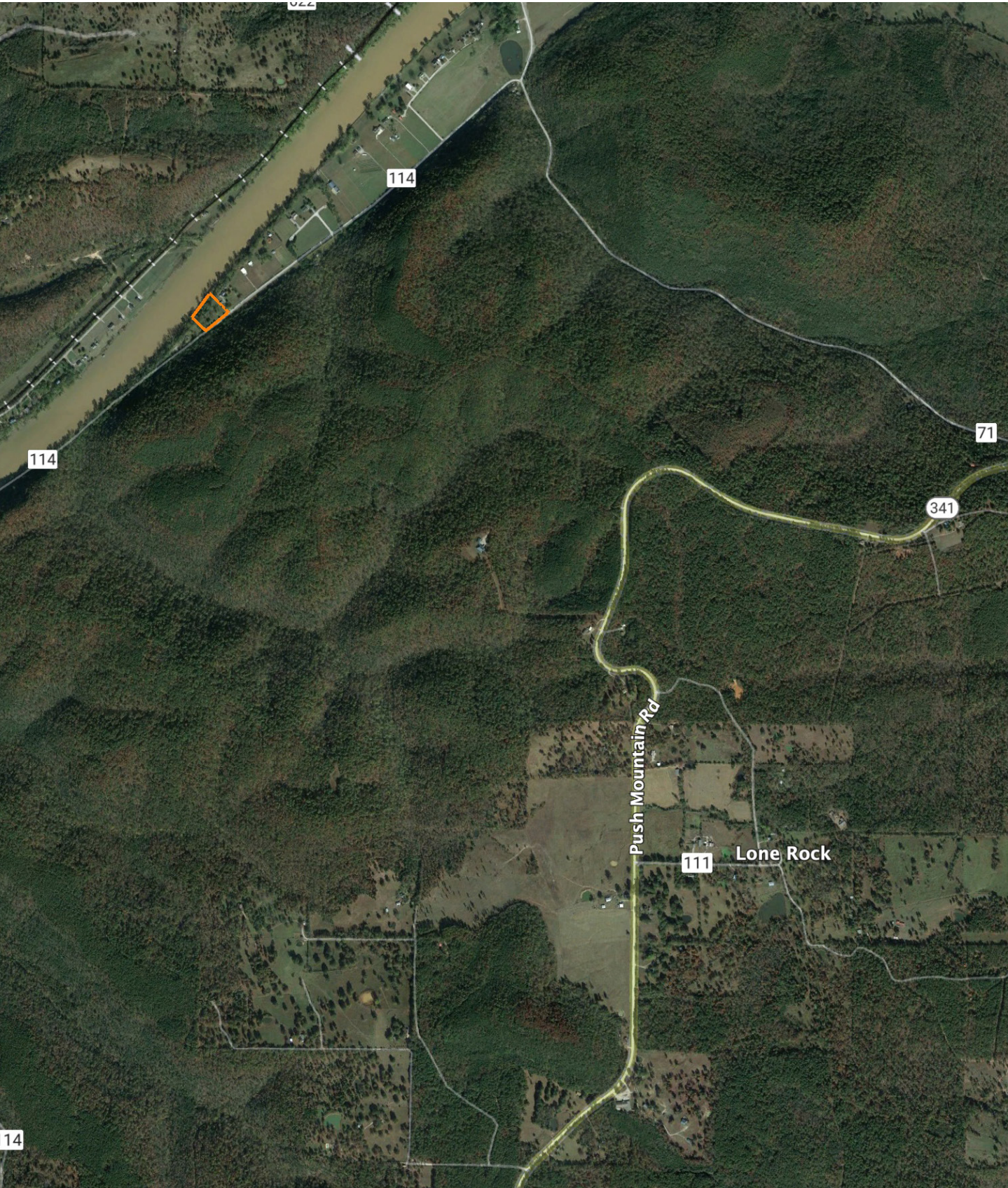
16-18N-13W
Baxter County
Arkansas

0ft 292ft 583ft



4/1/2024

OVERVIEW MAP



AGENT CONTACT

At the heart of Arkansas' vibrant land sales market is Tanner K Hoke, a land agent with Midwest Land Group who brings a fresh perspective and a deep-rooted passion for the land to every transaction. Tanner's journey from the fields of Jonesboro, where he was born, to his current home in Paragould, where he lives with his wife Jessie and their children, Hallie and Hudson, is a testament to his commitment to the Arkansas community and its land. His upbringing in a region known for its rich agricultural heritage, has equipped him with a unique blend of skills and insights invaluable to both buyers and sellers in the land market.

Tanner's approach to land sales is deeply influenced by his personal passions and professional experiences. With over a decade of involvement in row crop farming and a lifetime spent hunting across the country, Tanner has cultivated an extensive knowledge of land value, wildlife management, and agricultural practices. His hobbies, which include everything from snow skiing to land improvement, not only enrich his life but also enhance his ability to connect with clients over shared interests, making him a relatable and trusted advisor in their land transactions.

What distinguishes Tanner in the competitive field of real estate is his philosophy that every sale is an opportunity to forge lasting relationships, not just complete a business transaction. His personable nature and extensive network are invaluable assets in bringing together buyers and sellers, creating matches that fulfill dreams and respect the intrinsic value of the land. For those seeking to navigate the complexities of buying or selling property in Arkansas, Tanner Hoke offers not just his services, but a partnership grounded in respect, passion, and a shared love for the great outdoors.



TANNER HOKE,
LAND AGENT

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