

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

POPE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE 10 +/- ACRE TRACT JUST MINUTES FROM CENTER VALLEY SCHOOLS

Have you been looking for privacy, space, and security close to town? This 20 +/- acre tract is just 2 miles north of Center Valley Schools and 10 minutes south back into Russellville. A short deeded access off of Roy Taylor Road leads into the property less than 200 yards from the blacktop. You will love the unique makeup of the timber, rolling and flat topography with some open

ground that creates a truly special tract that would be perfect for your new home. It's easy to see from the sign that you will have an abundance of wildlife that live and pass through the property for you to enjoy year-round. All of this with easy access to utilities make this the perfect little sanctuary just waiting for you and your ideas.



PROPERTY FEATURES

PRICE: **\$79,000** | COUNTY: **POPE** | STATE: **ARKANSAS** | ACRES: **20**

- 10 +/- acres
- Gently sloping topography
- Excellent build sites
- Plentiful wildlife sign
- Utilities close by
- 200 yards from blacktop
- 10 minutes to Russellville
- 5 minutes to Center Valley Schools
- Wooded acreage
- Hardwood/pine timber mix



10 +/- ACRES



EXCELLENT BUILD SITES



WOODED ACREAGE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 35° 21' 34.43, -93° 5' 11.78



Maps Provided By:



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11-8N-20W
Pope County
Arkansas



7/19/2024

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 536.7
Max: 668.2
Range: 131.5
Average: 595.2
Standard Deviation: 39.7 ft

0ft 266ft 532ft

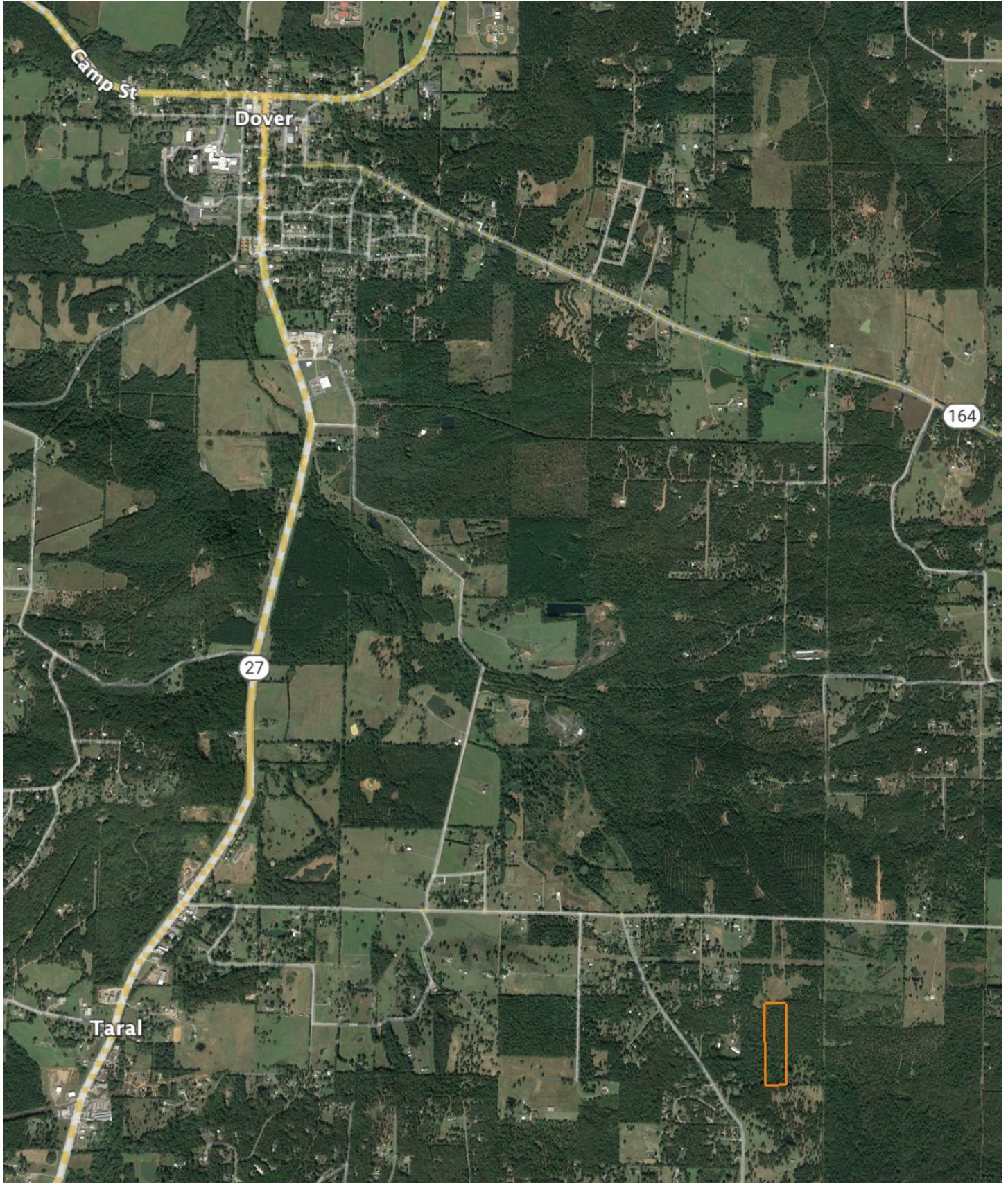


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11-8N-20W
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Boundary Center: 35° 21' 34.43, -93° 5' 11.78

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
479.886.5312
RScheide@MidwestLandGroup.com



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