

MIDWEST LAND GROUP PRESENTS



# SEARCY COUNTY, AR

33 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# CABIN, CAVES, AND SPRINGS ALL JUST MINUTES FROM THE BUFFALO RIVER

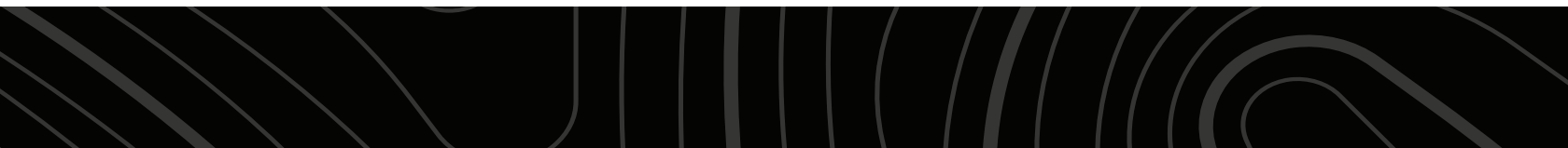
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Properties near the Buffalo River are extremely hard to come by, so don't miss your chance at this incredible property! Consisting of 32.81 surveyed acres, the property is encompassed by springs, creeks, waterfalls, caves, and gorgeous timber, all just a few minutes drive from the famous Buffalo River.

Located at the end of Buck Saw Drive is the extremely unique home or cabin, that is unlike any other you've likely ever seen. The dwelling is 1,032 square feet with one full bath and a jacuzzi tub in the main bedroom. All furnishing seen in photos will convey making the place ready to use immediately. The highlight is without a doubt the creek that literally runs out of the spring-fed pool in the front yard, into a creek that flows underneath the cabin! Enjoy sitting on the front or back porch, each of which gives views of the creek

below. Just off the back porch the creek runs off a 25-foot waterfall and dumps into a massive draw. For those who love exploring, there is a HUGE cave just behind the house near the bottom of the waterfall. This cave has multiple entrance points, a small pond at the bottom, and several unexplored tunnels just waiting for the right person to come and see what else lies beneath!

Located just 3.5 miles from Dillard's Ferry access on the Buffalo River, this property has an incredible location that is absolutely hard to find! Whether you're looking for a vacation home for the family to utilize or a rental for your investment portfolio, this is it! Access to power and rural water onsite, along with fiber optic to make sure you're still getting the amenities you would if you were in town.





# PROPERTY FEATURES

PRICE: **\$275,000** | COUNTY: **SEARCY** | STATE: **ARKANSAS** | ACRES: **33**

- 32.81 surveyed acres
- 1,032 sq. ft. home (currently sleeps 10 people)
- Home will convey with all furnishing seen in photos
- Power onsite (Petit Jean Electric)
- Rural water onsite (Morning Star Water Association)
- Access to fiber optic
- Propane tank will convey
- Massive cave system
- Large year-round spring in front yard
- Creek flows underneath home
- 25' waterfall
- 3.5 miles to Dillard's Ferry Access on Buffalo River
- Easy access via county road
- Located at dead end for privacy and seclusion
- History of rental revenue





# 1,032 SQ. FT. HOME

Located at the end of Buck Saw Drive is the extremely unique home or cabin, that is unlike any other you've likely ever seen. The dwelling is 1,032 square feet with one full bath and a jacuzzi tub in the main bedroom.





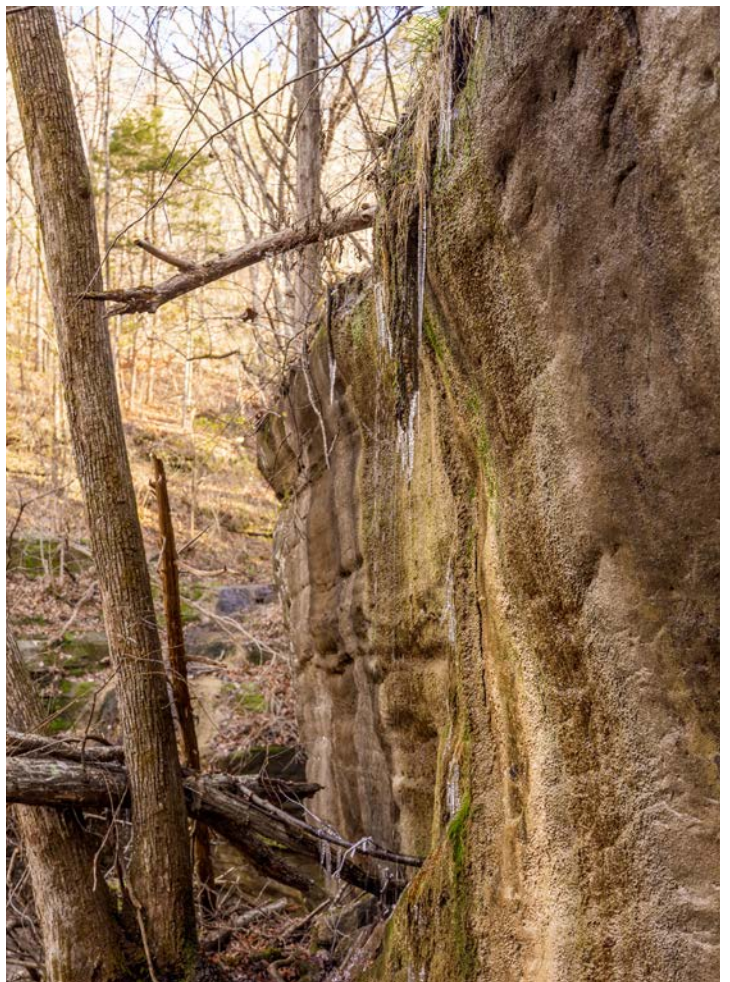
# LARGE YEAR-ROUND SPRING

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# 25' WATERFALL

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# CREEK FLOWS UNDERNEATH HOME

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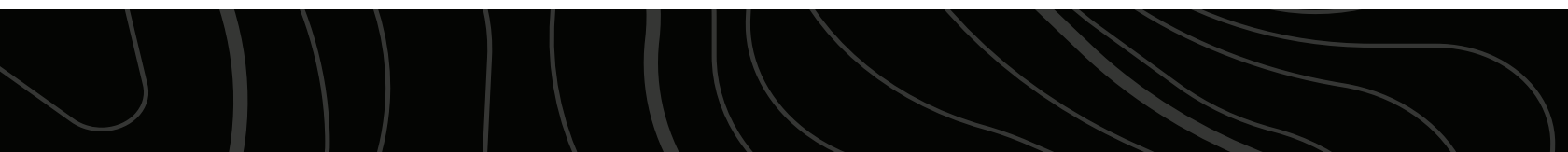
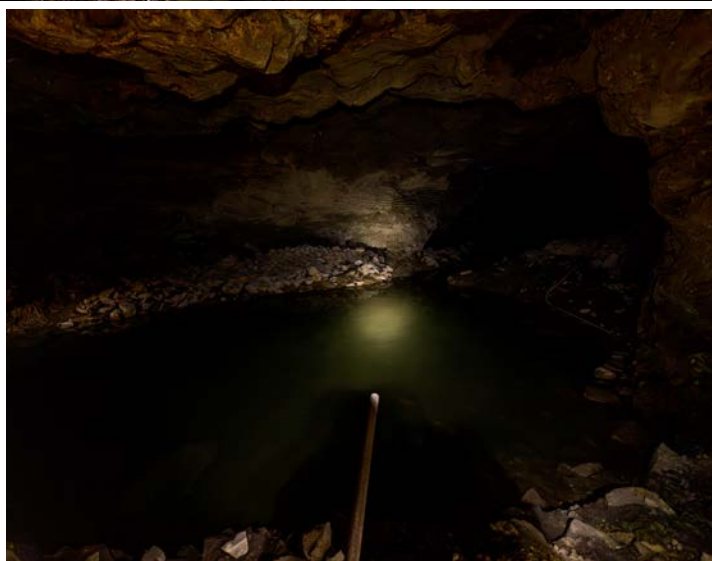
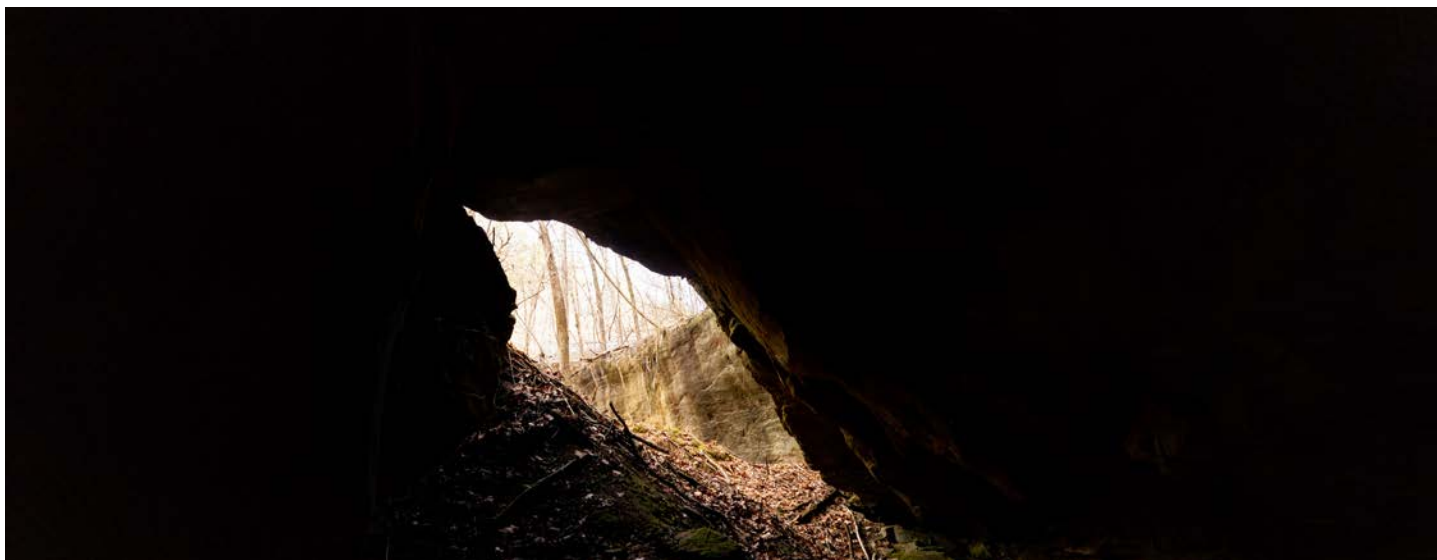
The highlight is without a doubt the creek that literally runs out of the spring-fed pool in the front yard, into a creek that flows underneath the cabin!





# MASSIVE CAVE SYSTEM

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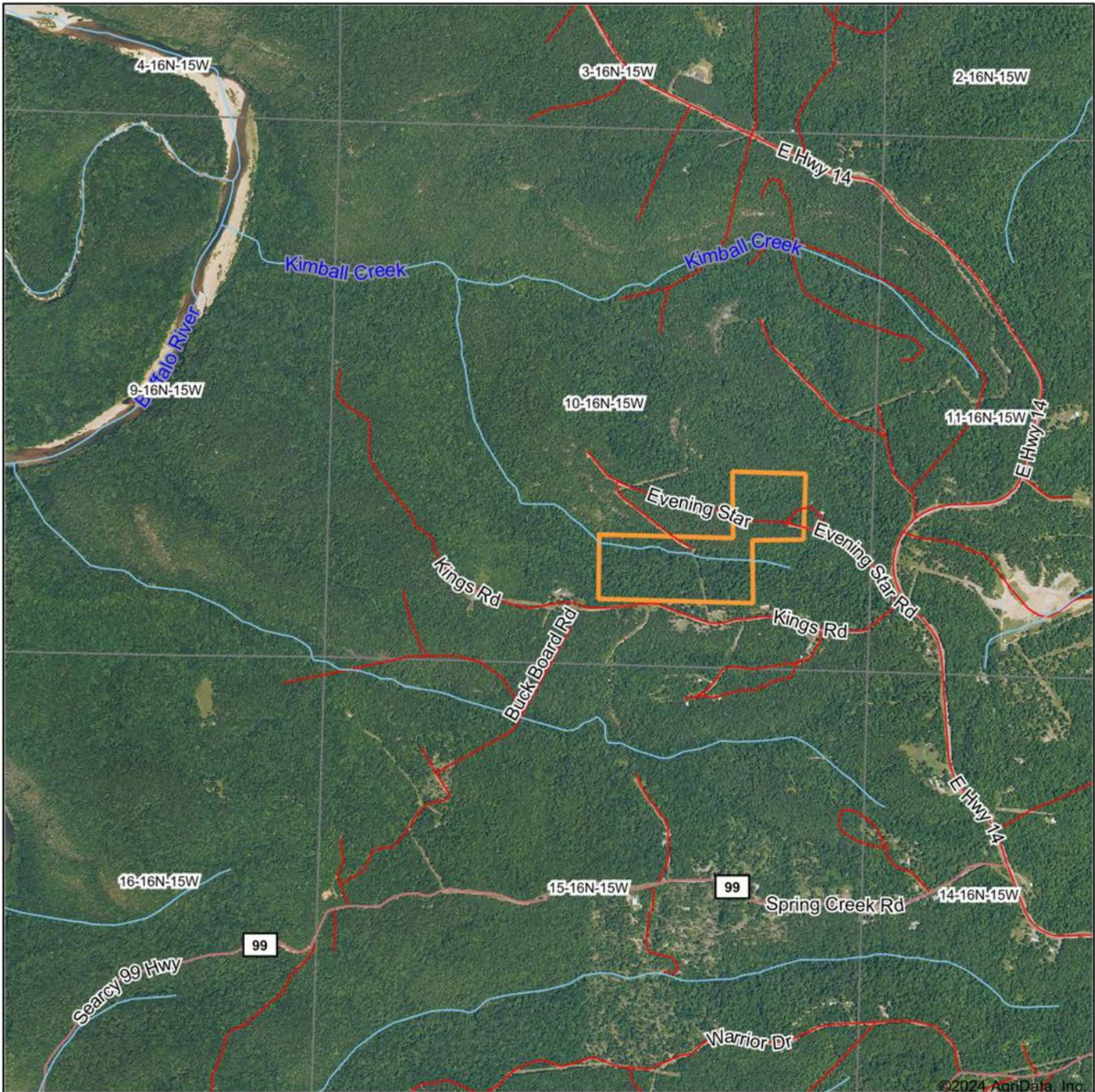


# ADDITIONAL PHOTOS





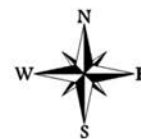
# AERIAL MAP



Boundary Center: 36° 2' 24.47, -92° 33' 38.68



**10-16N-15W**  
**Searcy County**  
**Arkansas**



Maps Provided By:



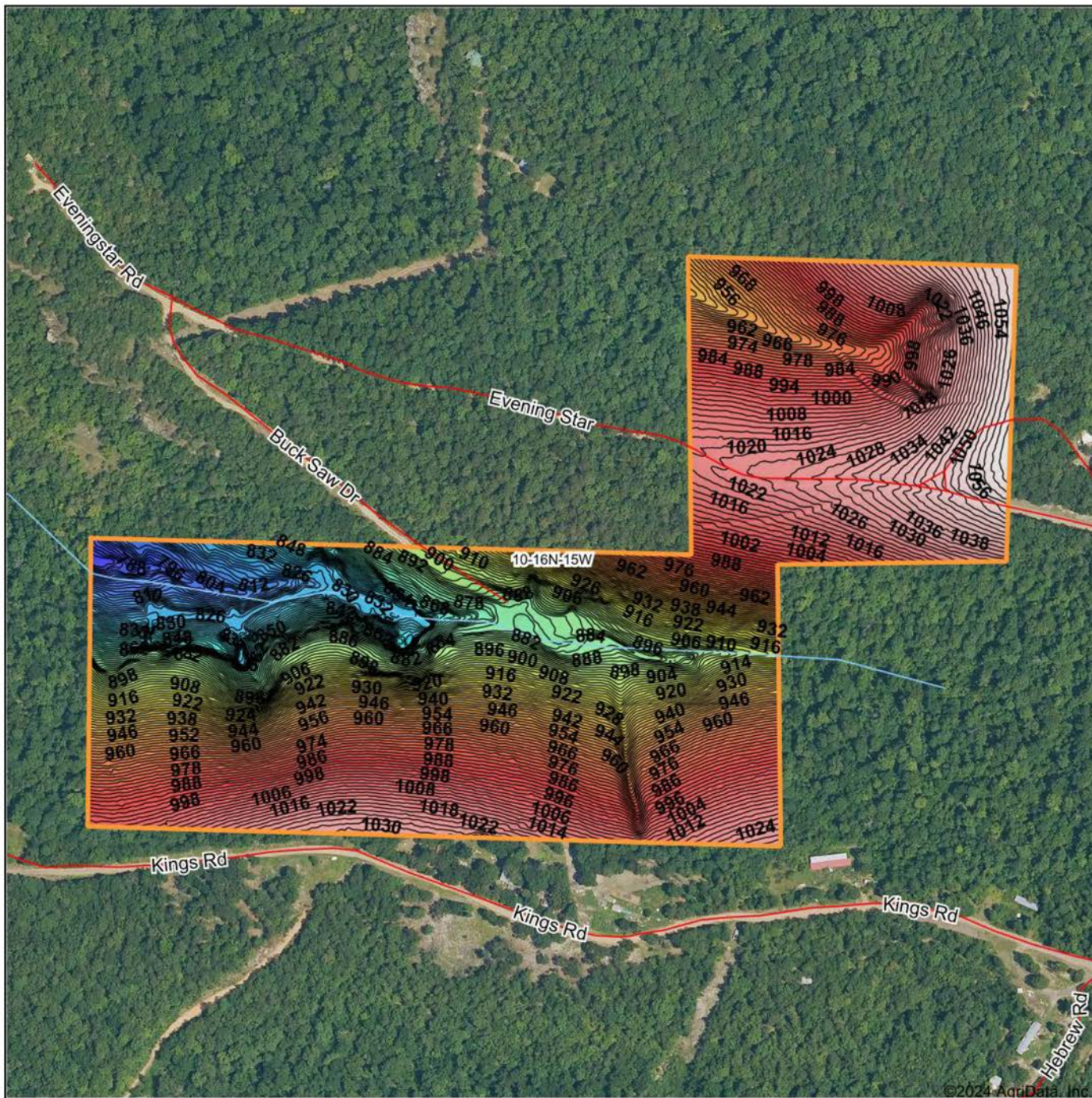
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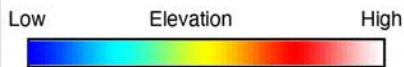
8/26/2024



# HILLSHADE MAP



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Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 778.1  
Max: 1,063.4  
Range: 285.3  
Average: 957.7  
Standard Deviation: 65.52 ft



8/26/2024

**10-16N-15W**  
**Searcy County**  
**Arkansas**

Boundary Center: 36° 2' 24.47, -92° 33' 38.68



# OVERVIEW MAP

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## AGENT CONTACT

Actions speak louder than words. That's what Michael Rook believes to be the key factor to his success. Born in Jonesboro, Arkansas, he grew up hearing this phrase preached by his parents so much that it became ingrained in his life philosophy. Michael grew up in the Arkansas Delta surrounded by rice, bean, corn, and cotton farms—some of which he worked on in his youth. He attended Valley View High School and Arkansas State University before going to work in the natural gas distribution industry. After a travel-extensive career in natural gas, Michael longed to plant his roots back in the dirt he grew up on, and find a career that capitalized on his passion for the outdoors.

At Midwest Land Group, he's able to combine that passion with his extensive local market knowledge to see others achieve their goals of land ownership. Michael pours himself into every transaction as if it were his own. Getting a new client is easy, but he knows that it takes honesty and integrity to keep a client, and you can rest assured in that. He doesn't tell clients he'll give them 100%; he proves it. When Michael's not working, you can find him hunting all kinds of game, fishing, golfing or skiing. He resides in Jonesboro, Arkansas, with his wife, Anna, and daughter, Kingston.



**MICHAEL ROOK**, LAND AGENT  
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**MidwestLandGroup.com**

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