

MIDWEST LAND GROUP PRESENTS

280 ACRES IN

MADISON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

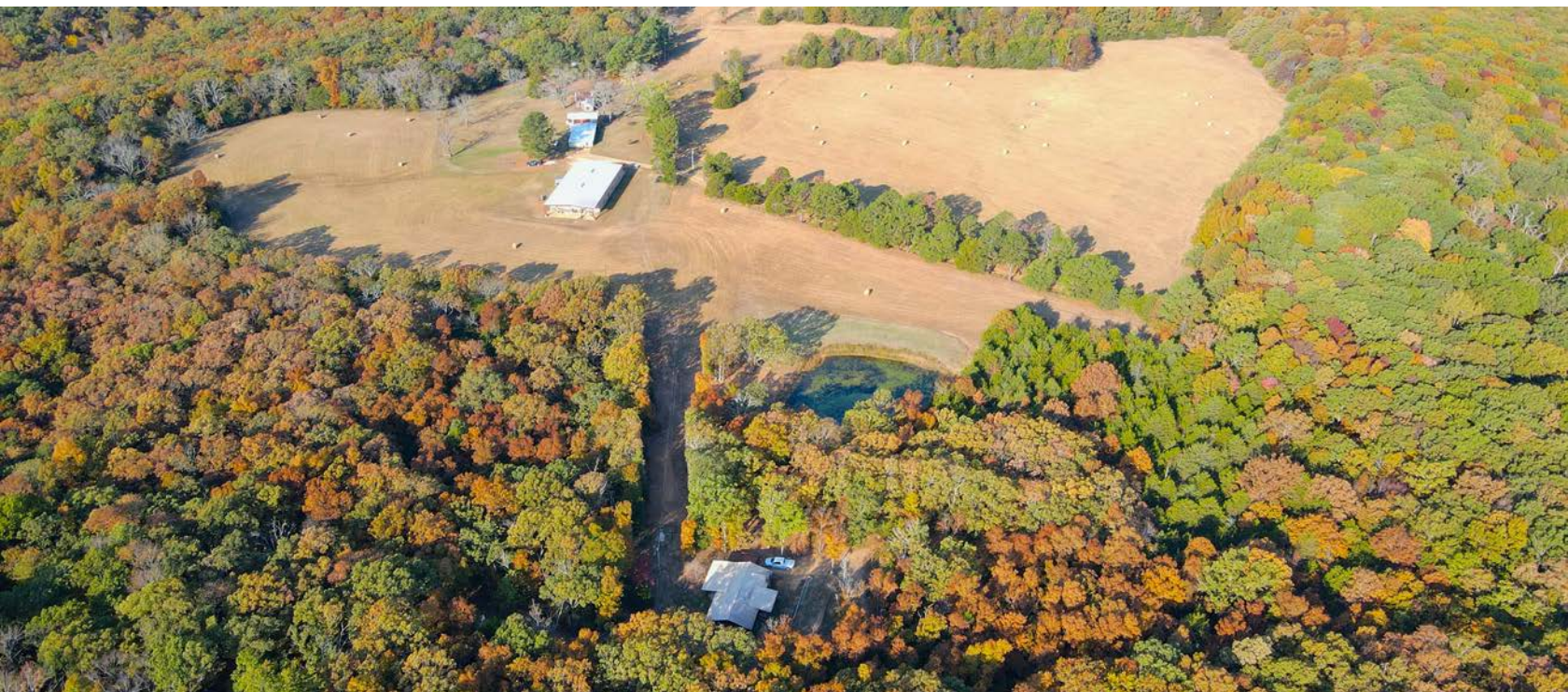
INCREDIBLE 280 +/- ACRE SECLUDED RETREAT WITH 2 HOMES & SHOP JUST 1 HOUR FROM FAYETTEVILLE, ARKANSAS

This stunning 280 +/- acre property is breathtaking from the moment you pull down the private dead-end road. With 2 homes, a 6,000 square foot shop, and an incredible mix of marketable timber and pasture, the possibilities are endless. As you pull onto the property, you will notice the well-maintained roads that slowly steer you to different highlights of the property.

Down one road you will find a beautifully secluded 2 bed, 1 bath 1,530 square foot log cabin in the woods with views through the trees to the open pasture on the other side. Down the other road will lead you through a tunnel of

towering pine and oak trees to another 3,000 square foot older home (both homes sold as is) and a 100'x60' insulated shop with concrete slab floor. Surrounding this area you have views stretching 360 degrees of the rest of the acreage.

Another historic homesite still stands on the property and could be restored giving you a unique rustic farm feel. With a beautiful mix of pasture, hardwood timber, wet weather creek, and 2 ponds, every turn you take will surprise you. With no hunting pressure for over two decades, wildlife thrives here, making it an ideal setting for a farm, private retreat, or recreational haven.



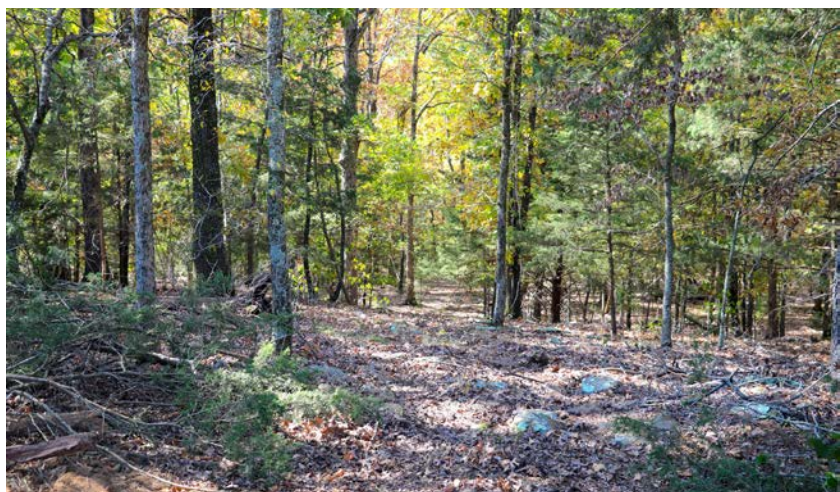
PROPERTY FEATURES

PRICE: **\$949,000** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **280**

- Electric on site
- 100'x60' insulated shop with concrete floor
- 1 log cabin - 1,530 sq. ft.
- 1 older two-story home - 3,000 sq. ft.
- 1 old mobile home
- 2 wells on site
- 3 septic systems on site
- 2 ponds
- Dead-end road
- Seclusion
- Timber/pasture mix
- Cattle potential
- Abundant wildlife
- Excellent hunting
- Wet weather creek
- Diverse topography
- Views
- Mature hardwoods
- Marketable timber
- Perimeter fence
- 1 hour to both Springdale and Fayetteville, AR
- 25 minutes to Huntsville, AR



280 +/- ACRES



100'X60' INSULATED SHOP



1 LOG CABIN - 1,530 SQ. FT.

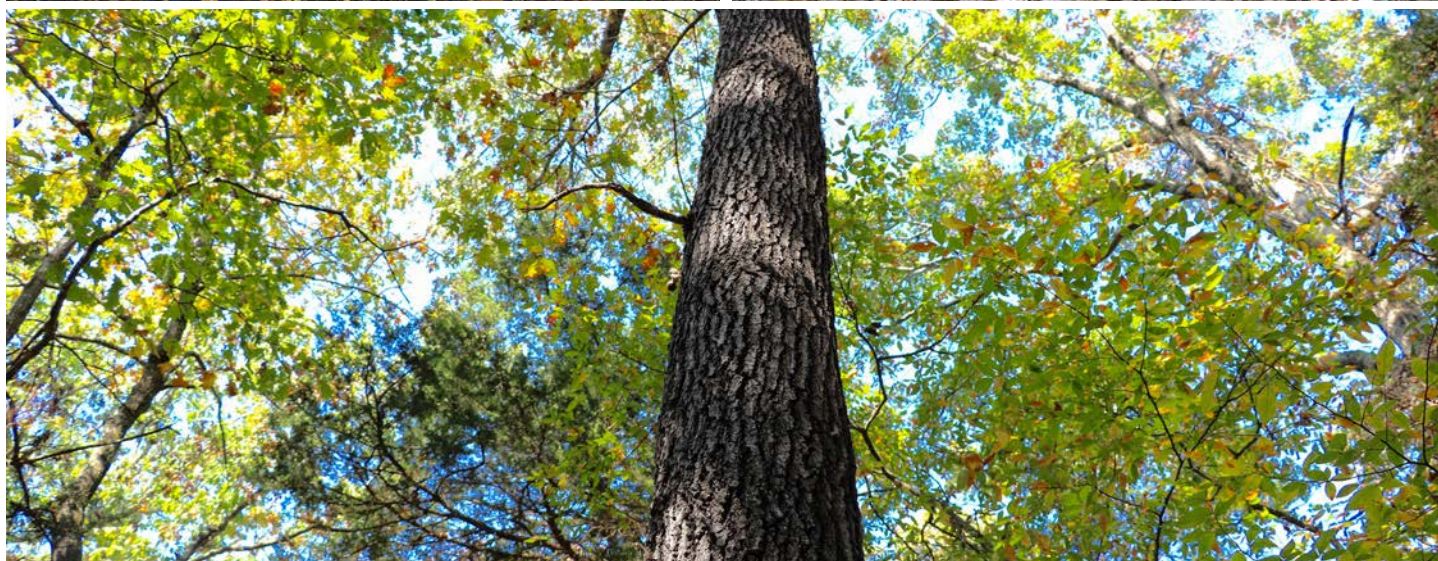
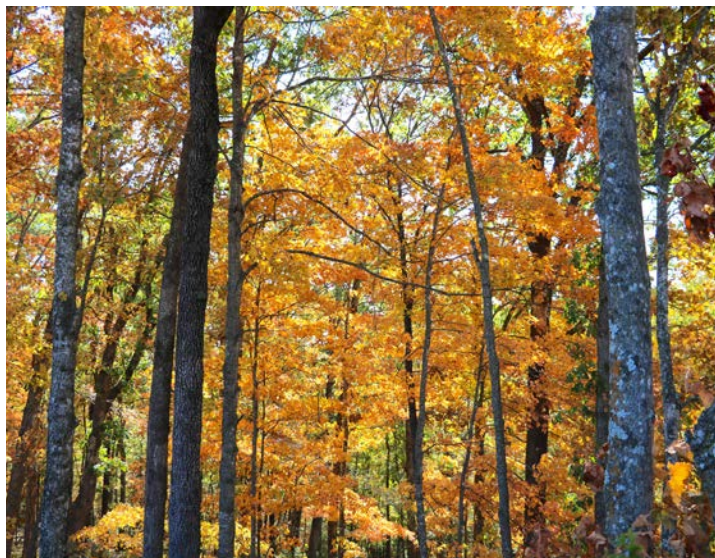


1 OLDER TWO-STORY HOME - 3,000 SQ. FT.

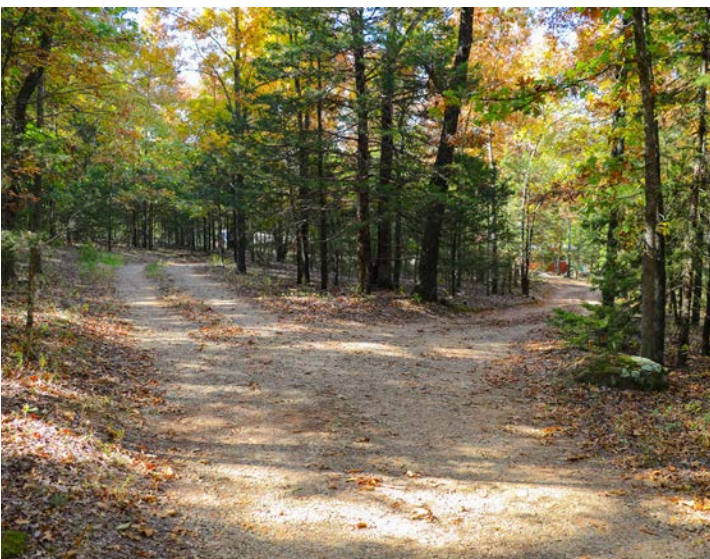
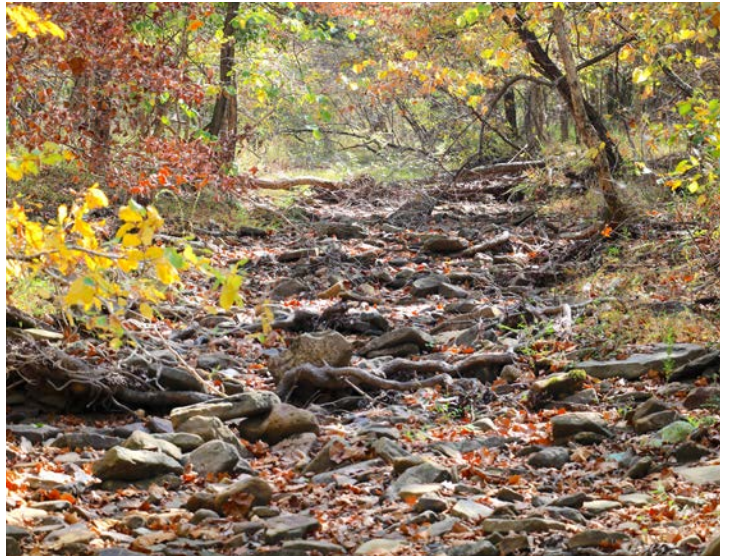
Down the other road will lead you through a tunnel of towering pine and oak trees to another 3,000 square foot older home (both homes sold as is) and a 100'x60' insulated shop with concrete slab floor.



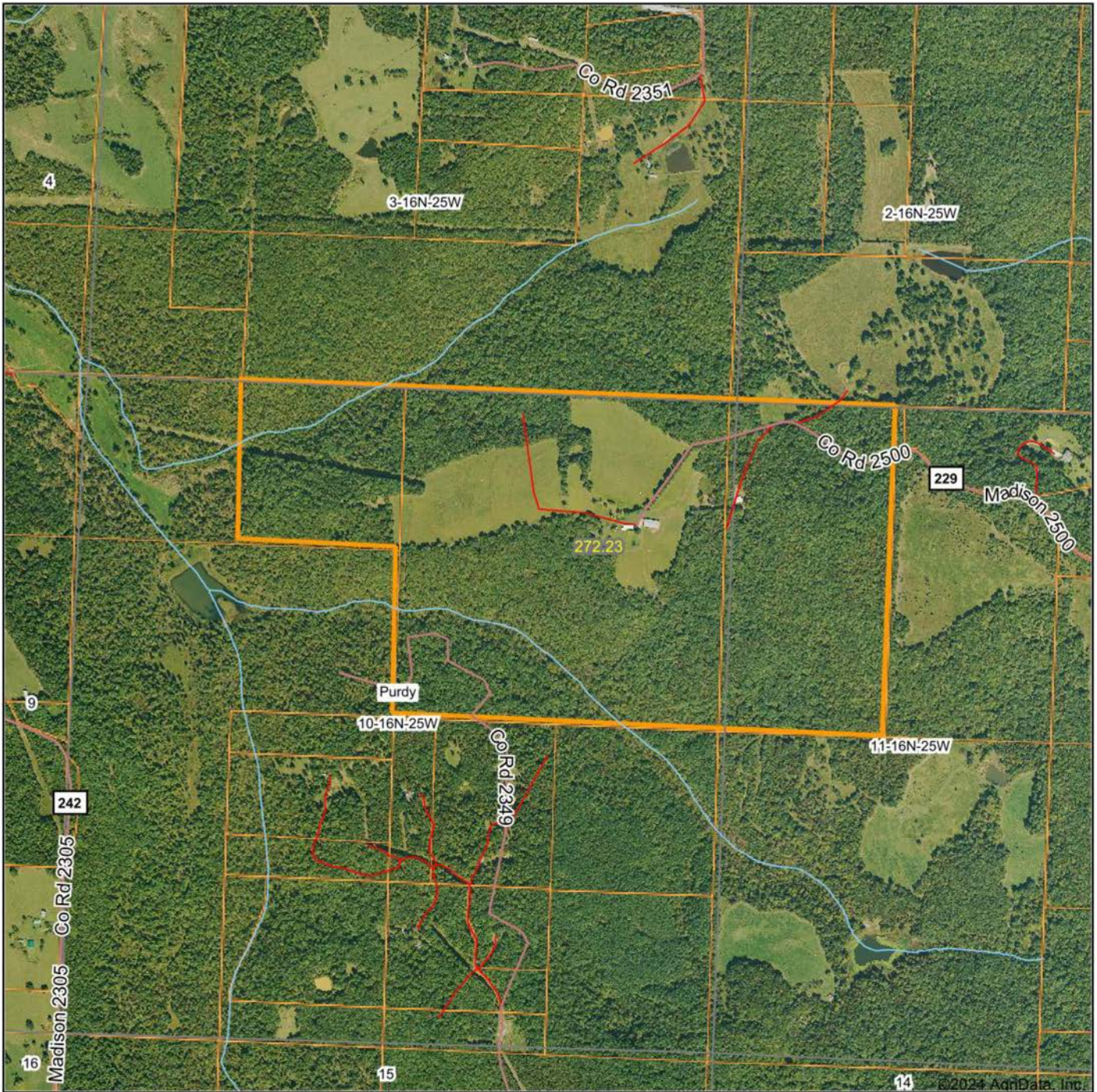
HARDWOODS & MARKETABLE TIMBER



ADDITIONAL PHOTOS



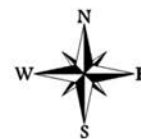
AERIAL MAP



Boundary Center: 36° 4' 3.68, -93° 36' 33.13



10-16N-25W
Madison County
Arkansas



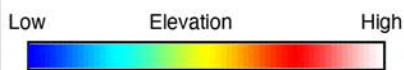
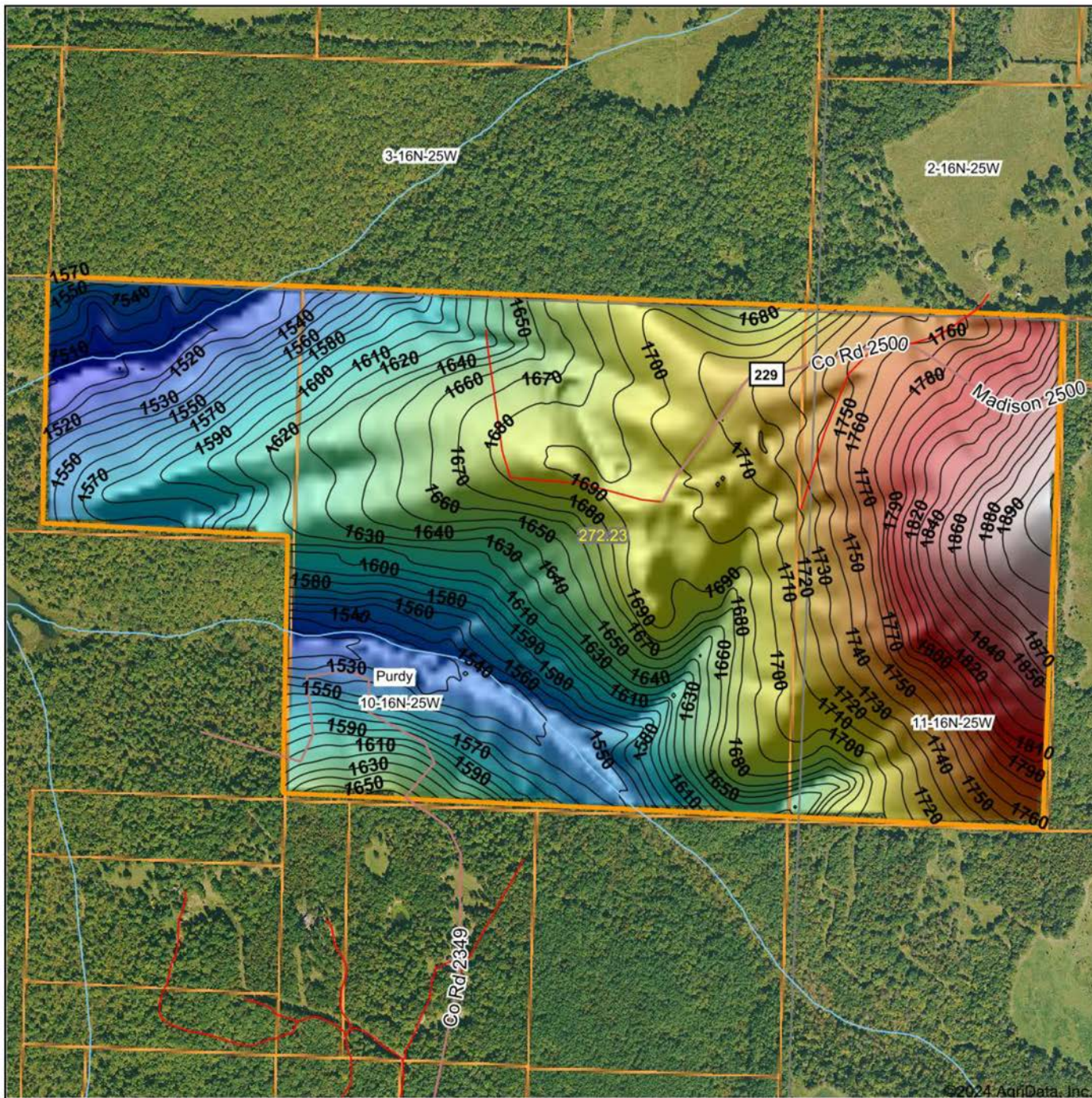
Maps Provided By:



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10/11/2024

HILLSHADE MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 1,487.3
 Max: 1,912.4
 Range: 425.1
 Average: 1,667.9
 Standard Deviation: 96.39 ft

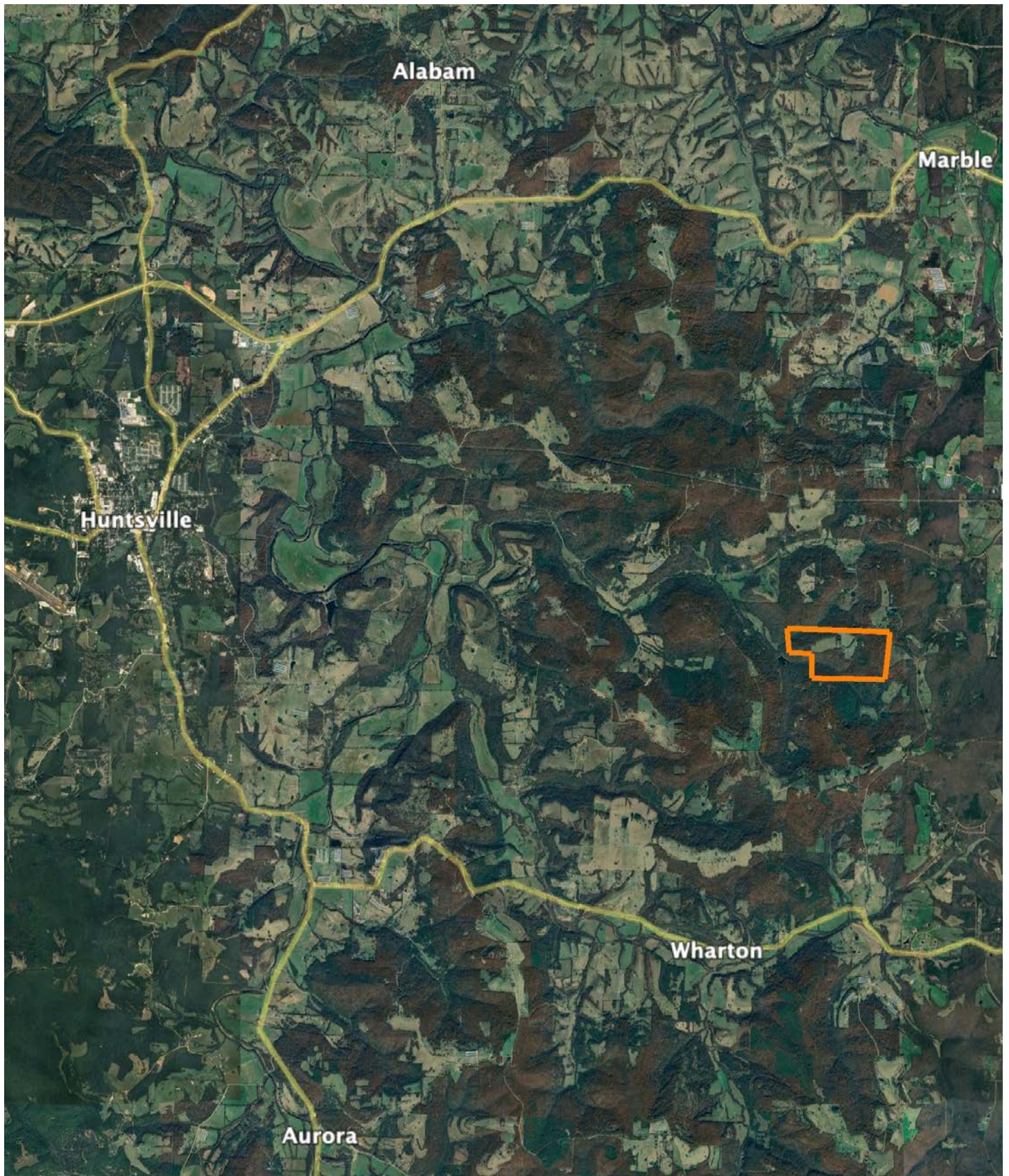


10/11/2024

10-16N-25W
Madison County
Arkansas

Boundary Center: 36° 4' 3.68, -93° 36' 33.13

OVERVIEW MAP



AGENT CONTACT

Ben Williams is passionate about working with land and living life in the great outdoors. A native of Topeka, Kansas, Ben graduated from Kansas State University with dual Bachelor's Degrees in park management and conservation, as well as natural resource management.

During his college years, Ben conducted research on invasive plant and wildlife species to assess their impact on native species. His studies also covered wildlife habitat preservation, conservation, flooding and erosion control, and public hunting land management. Before joining Midwest Land Group, Ben worked as an arborist in Benton County, Arkansas, caring for trees and maintaining their health.

In his free time, Ben enjoys hunting waterfowl, golfing, and hiking. Now residing in Bentonville, Arkansas, with his wife Kaitlynn and son Bodie, Ben is a devoted family man whose care and understanding of people extends to his work as a land agent. His enthusiasm for helping clients achieve their goals is evident in his commitment to exceptional service. If you're looking to buy or sell land in Northwest Arkansas or Southwest Missouri, don't hesitate to give Ben a call. He'll go above and beyond to ensure you find exactly what you're searching for.



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