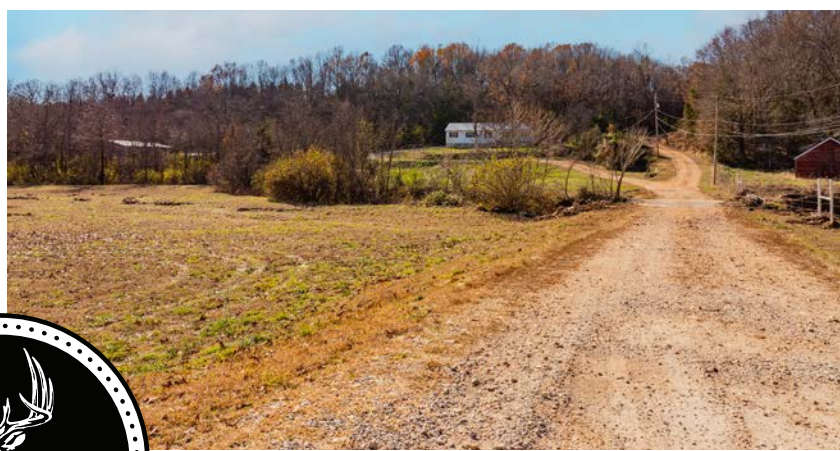


MIDWEST LAND GROUP PRESENTS

4 ACRES

# BOONE COUNTY, AR

1434 SANSING HOLLOW ROAD, HARRISON, ARKANSAS, 72601



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# MOVE-IN READY HOME ON 4 +/- ACRES WITH SHOP, APARTMENT, AND COUNTRY VIEWS

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Discover your dream home with this spacious and thoughtfully upgraded 5-bedroom, 2-bathroom property, offering 2,300 +/- square feet of living space on a picturesque 4 +/- acre lot just outside Harrison, Arkansas. This move-in-ready gem is brimming with features and modern improvements designed to provide comfort, convenience, and endless possibilities for your lifestyle.

With 5 bedrooms and 2 bathrooms, this home is perfect for growing families or those who need extra space for guests or a home office. This home offers a huge master bedroom that serves as your retreat, a large family room perfect for entertaining or relaxing, and a beautifully tiled shower that adds a luxurious touch. There are newer water lines, gas lines, electric, and plumbing for peace of mind. More recent upgrades include a new septic system, enhanced insulation for improved energy efficiency, and durable and stylish vinyl plank flooring throughout.

There is a new versatile 40'x60' shop with a small apartment, ideal for hosting guests, creating a rental opportunity, or establishing a home-based business.

Nestled in the serene countryside, this property offers the perfect blend of modern comforts and rural charm. Enjoy the tranquility of nature while staying close to the conveniences of the Bergman community and school district. On this well-maintained 4 +/- acre lot there is a wet-weather creek, beautiful views, and a charming chicken coop ready for your homesteading or hobby farming, ample space for gardening, recreation, or future projects.

Don't miss this opportunity to own a stunning, move-in-ready property with endless potential. Schedule your private showing today and make this incredible home your own! Some personal items in the home and shop are available for sale as well, please inquire if interested.





# PROPERTY FEATURES

PRICE: **\$329,000** | COUNTY: **BOONE** | STATE: **ARKANSAS** | ACRES: **4**

- Close to Harrison, Arkansas
- Paved road frontage
- Updated
- New shop with apartment
- 4 +/- acres
- Wet-weather creek
- Chicken coop
- Rural water
- Secluded yet convenient





# 2,300 +/- SQUARE FOOT HOME

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With 5 bedrooms and 2 bathrooms, this home is perfect for growing families or those who need extra space for guests or a home office. This home offers a huge master bedroom that serves as your retreat, a large family room perfect for entertaining or relaxing, and a beautifully tiled shower that adds a luxurious touch.





# INTERIOR PHOTOS





# WET-WEATHER CREEK

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## CHICKEN COOP

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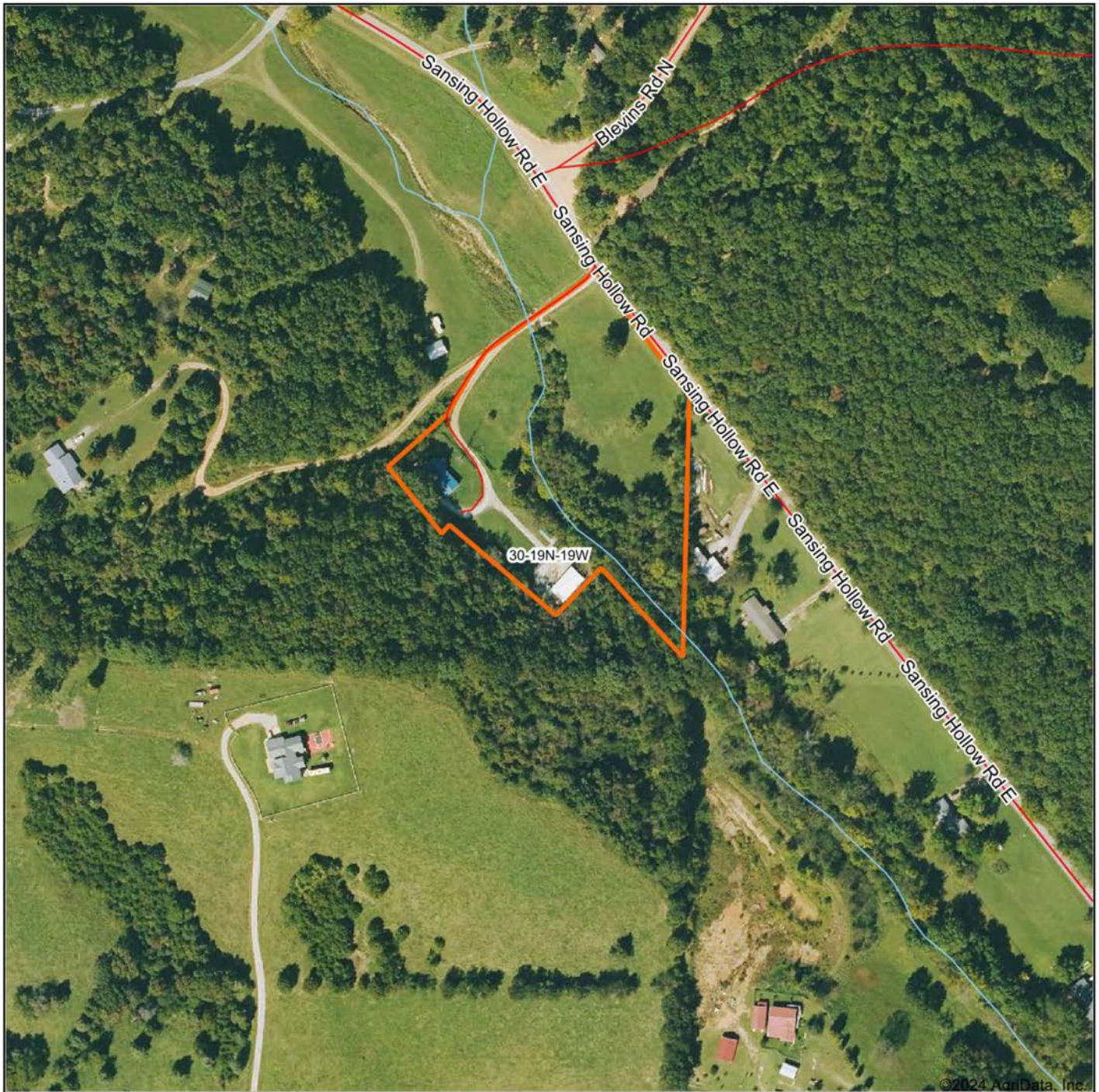
# 40'X60' SHOP WITH APARTMENT

There is a new versatile 40'x60' shop with a small apartment, ideal for hosting guests, creating a rental opportunity, or establishing a home-based business.





# AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 16' 26.2, -93° 2' 30.99

**30-19N-19W**  
**Boone County**  
**Arkansas**

0ft 271ft 541ft



12/6/2024



# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 1.0

Min: 1,077.5

Max: 1,124.0

Range: 46.5

Average: 1,094.8

Standard Deviation: 8.69 ft

0ft 177ft 354ft



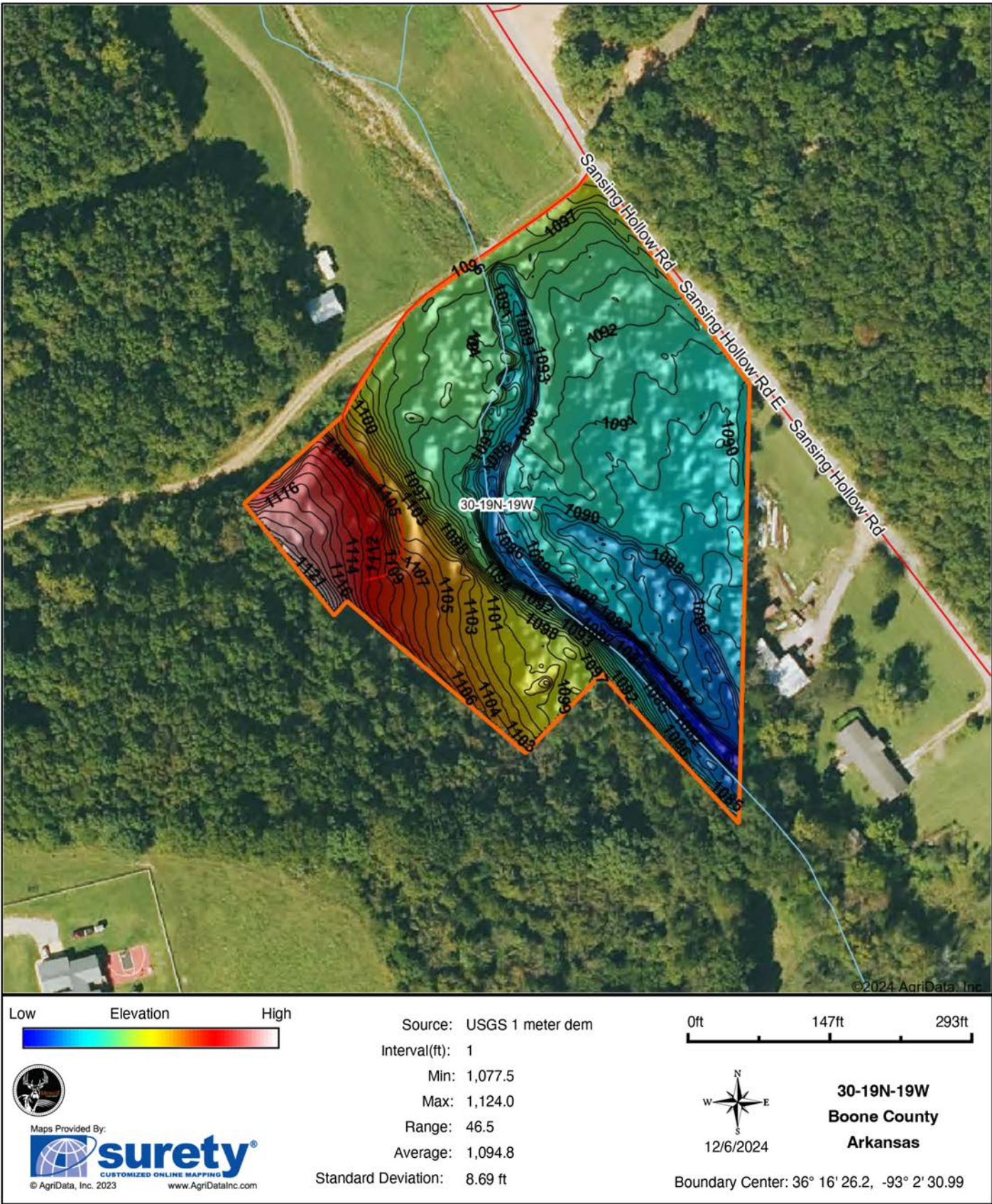
12/6/2024

**30-19N-19W**  
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Boundary Center: 36° 16' 26.2, -93° 2' 30.99

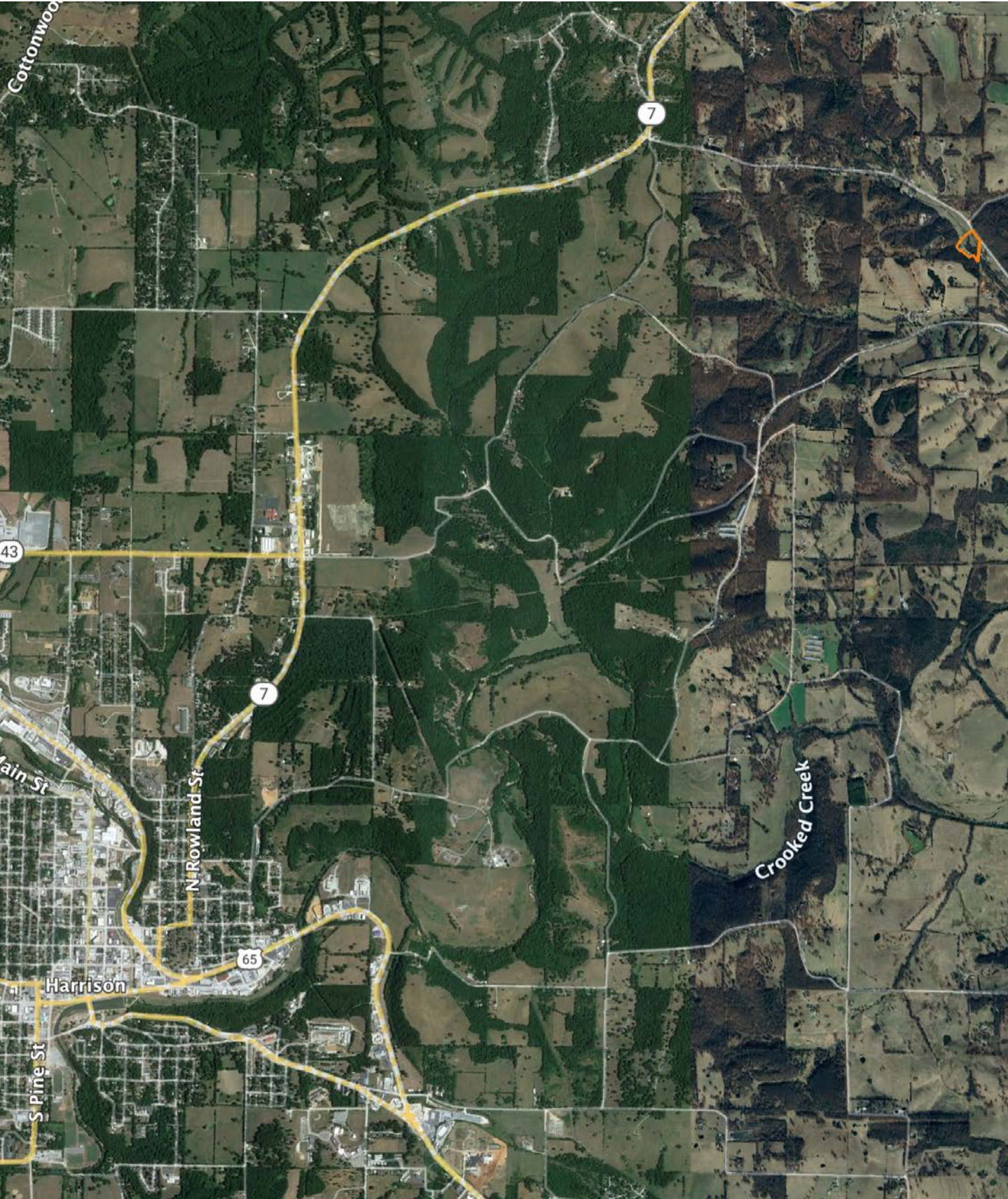


# HILLSHADE MAP





# OVERVIEW MAP





# AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



**BJORN WILKERSON,**  
LAND AGENT

**417.233.1243**

[BWilkerson@MidwestLandGroup.com](mailto:BWilkerson@MidwestLandGroup.com)



## MidwestLandGroup.com

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