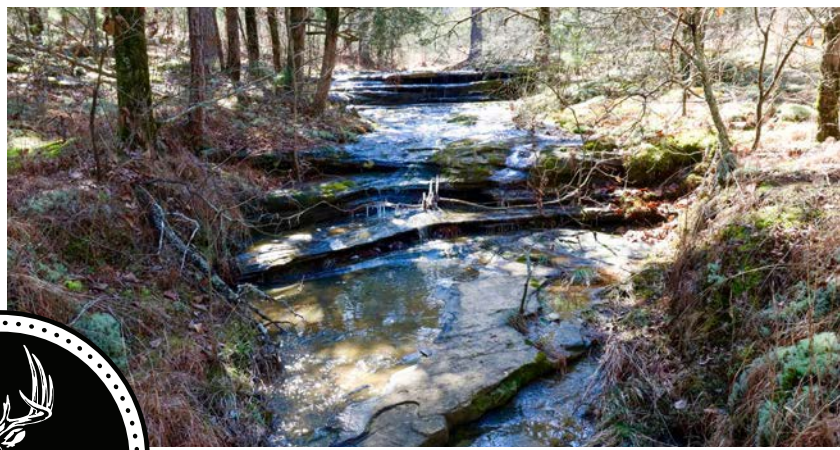


MIDWEST LAND GROUP PRESENTS

50 ACRES
IZARD COUNTY, AR

124 BURNS DRIVE, MELBOURNE, ARKANSAS, 72556



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME ON ACREAGE WITH CREEK AND WATERFALL

This charming home, built in 1993, offers a spacious 2,256 square feet of heated and cooled living space, with a comfortable 1,296 square feet on the main level and an additional 960 square feet in the unfinished walk-out basement. The main floor features two bedrooms and two bathrooms, making it perfect for comfortable living. Enjoy the peaceful outdoors from the 240-square-foot covered front deck, an ideal spot for relaxing or entertaining. Recent upgrades include a new roof installed in August 2024, a new HVAC system with a 10-year warranty (installed in October 2023), and updated appliances, including a new dishwasher, sink, and toilets. A wood furnace, though not currently in use, is still in great condition and perfect for an additional heating option.

The property extends beyond the home itself, with plenty of potential for outdoor enjoyment. Situated in a private and secluded area well off the road, the land offers a serene escape with recently planted apple trees

and a producing mulberry tree. An established garden area provides space for growing your own produce, while a year-round spring and creek add to the natural beauty. The land also boasts a stunning 10-foot waterfall and a small swimming hole, offering an idyllic setting for relaxation and recreation.

The wooded landscape is a mix of cedar, oak, and pine trees, providing both privacy and picturesque views of the surrounding Ozark Mountains. The property is further enhanced by gorgeous rock formations and overhangs, making it a perfect retreat for nature lovers. For added convenience, the home is equipped with NAEC power and fiber internet, and a private well ensures a steady water supply. Additionally, a 980-square-foot mobile home offers the potential for extra living space. Located just 6.5 miles outside of Melbourne, this property provides the perfect balance of seclusion and accessibility.



PROPERTY FEATURES

PRICE: **\$374,900** | COUNTY: **IZARD** | STATE: **ARKANSAS** | ACRES: **50**

- 2,256 square feet heated and cooled home
- 1,296 square foot main level
- 980-square-foot walk-out basement (heated and cooled, unfinished)
- 2 bed, 2 bath on main level
- 240-square-foot covered front deck
- Wood furnace, not in use but in good condition
- 980-square-foot mobile home
- NAEC Power and Fiber
- Private well
- Privacy and seclusion well off-road
- Year-round spring/creek
- 10-foot waterfall
- Small swimming hole
- Mix of cedar, oak, and pine trees
- Gorgeous rock formations and overhangs
- 6.5 miles outside of Melbourne



2,256 SQUARE FOOT HOME

This charming home, built in 1993, offers a spacious 2,256 square feet of heated and cooled living space, with a comfortable 1,296 square feet on the main level and an additional 960 square feet in the unfinished walk-out basement.



MOBILE HOME FOR EXTRA LIVING SPACE



PRIVACY AND SECLUSION

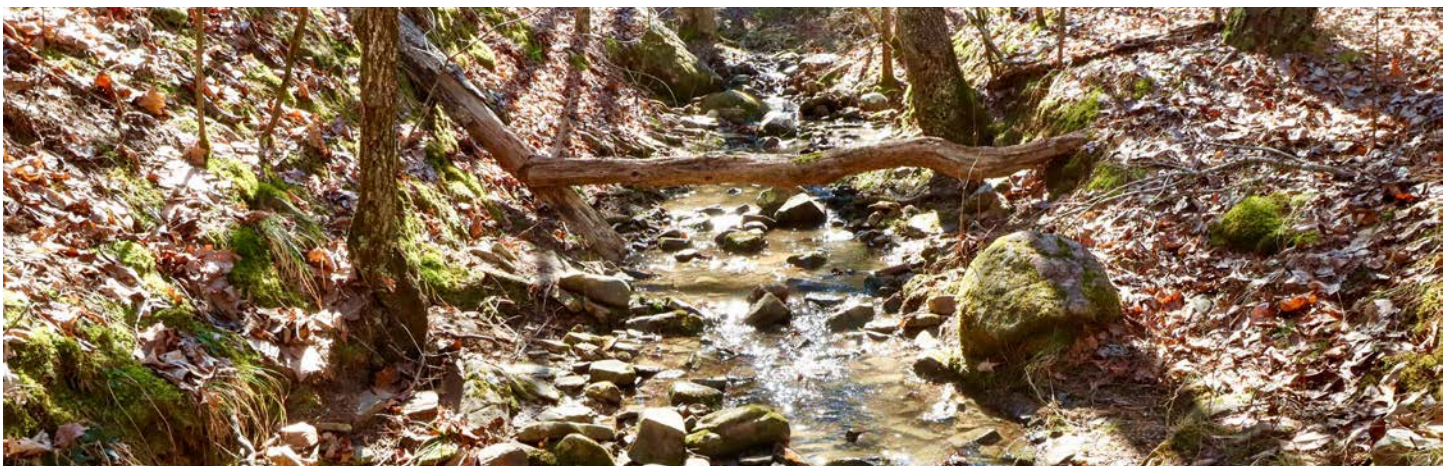
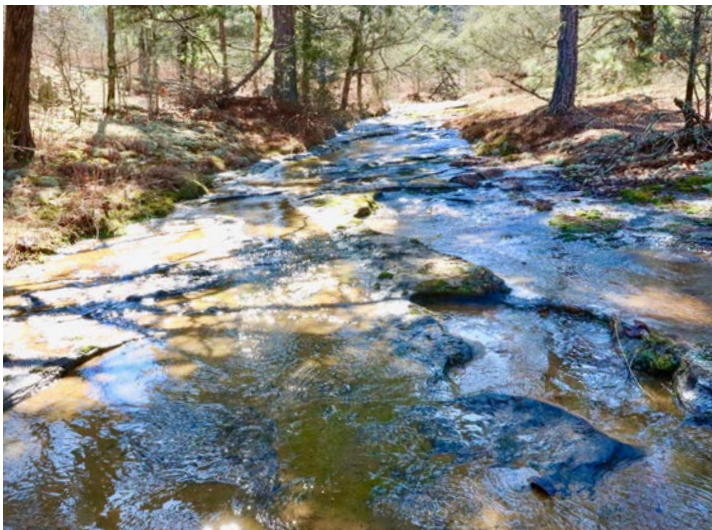
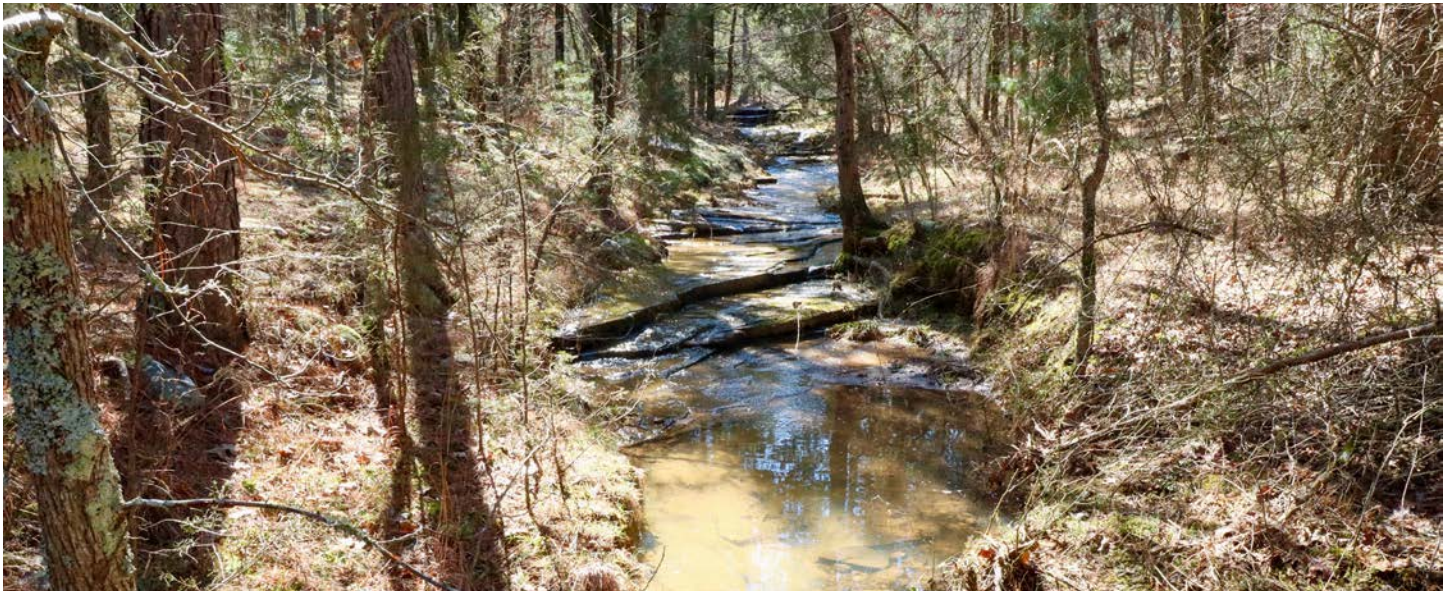


ROCK FORMATIONS AND OVERHANGS



WATER FEATURES

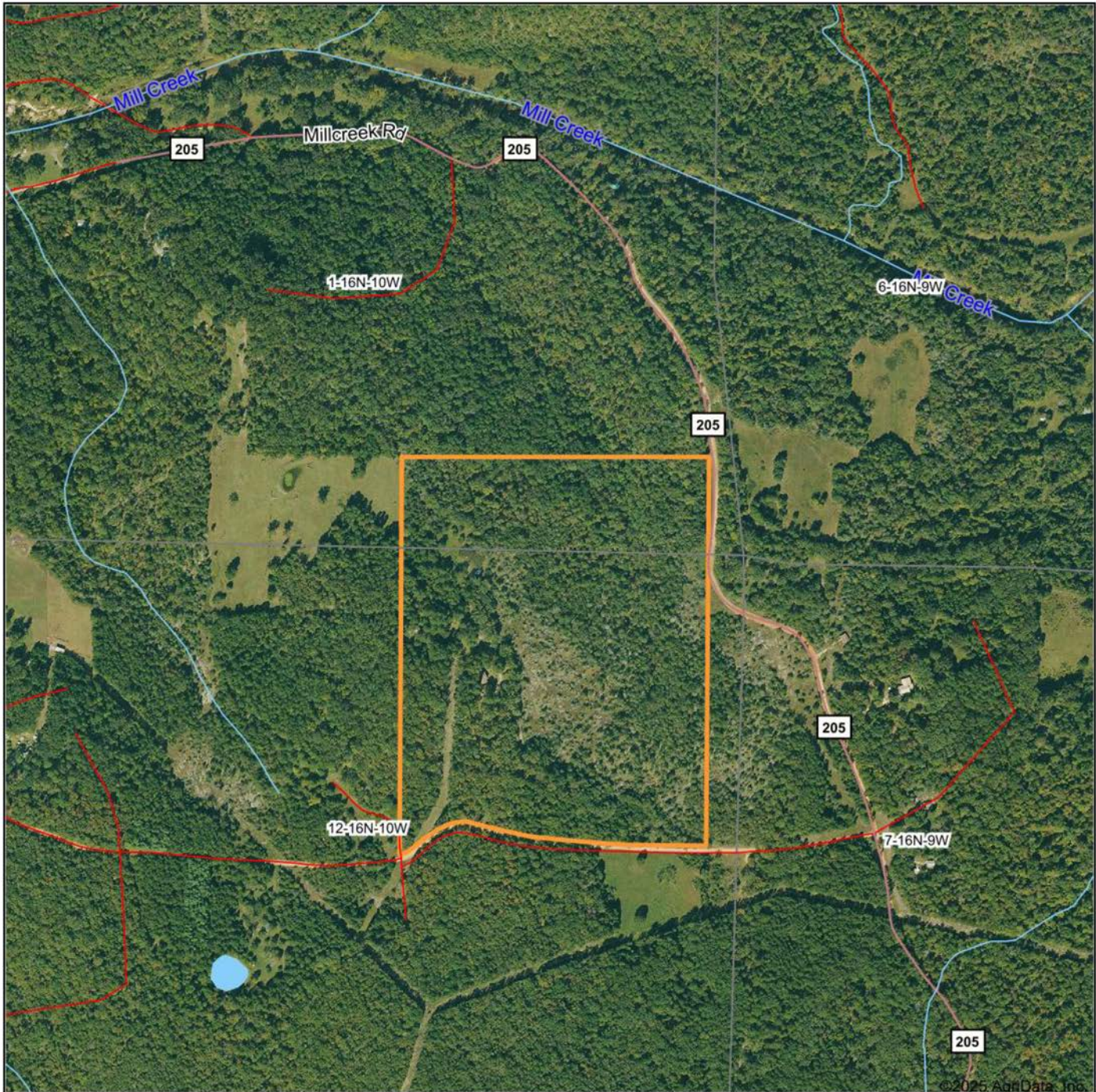
A year-round spring and creek add to the natural beauty of the property. The land also boasts a stunning 10-foot waterfall and a small swimming hole, offering an idyllic setting for relaxation and recreation.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



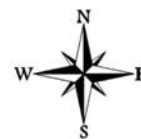
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Boundary Center: 36° 3' 32.88, -92° 0' 10.12

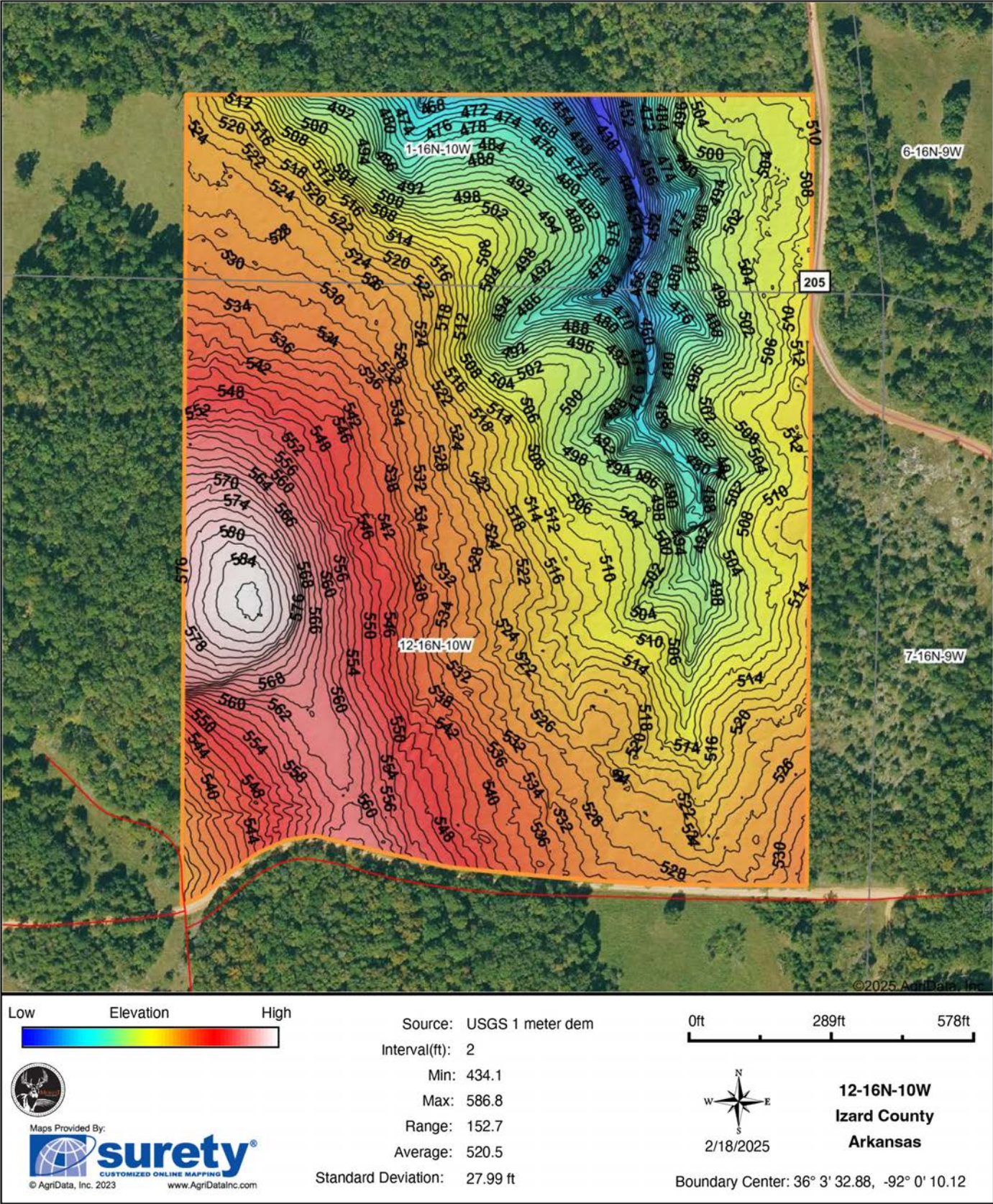
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Arkansas

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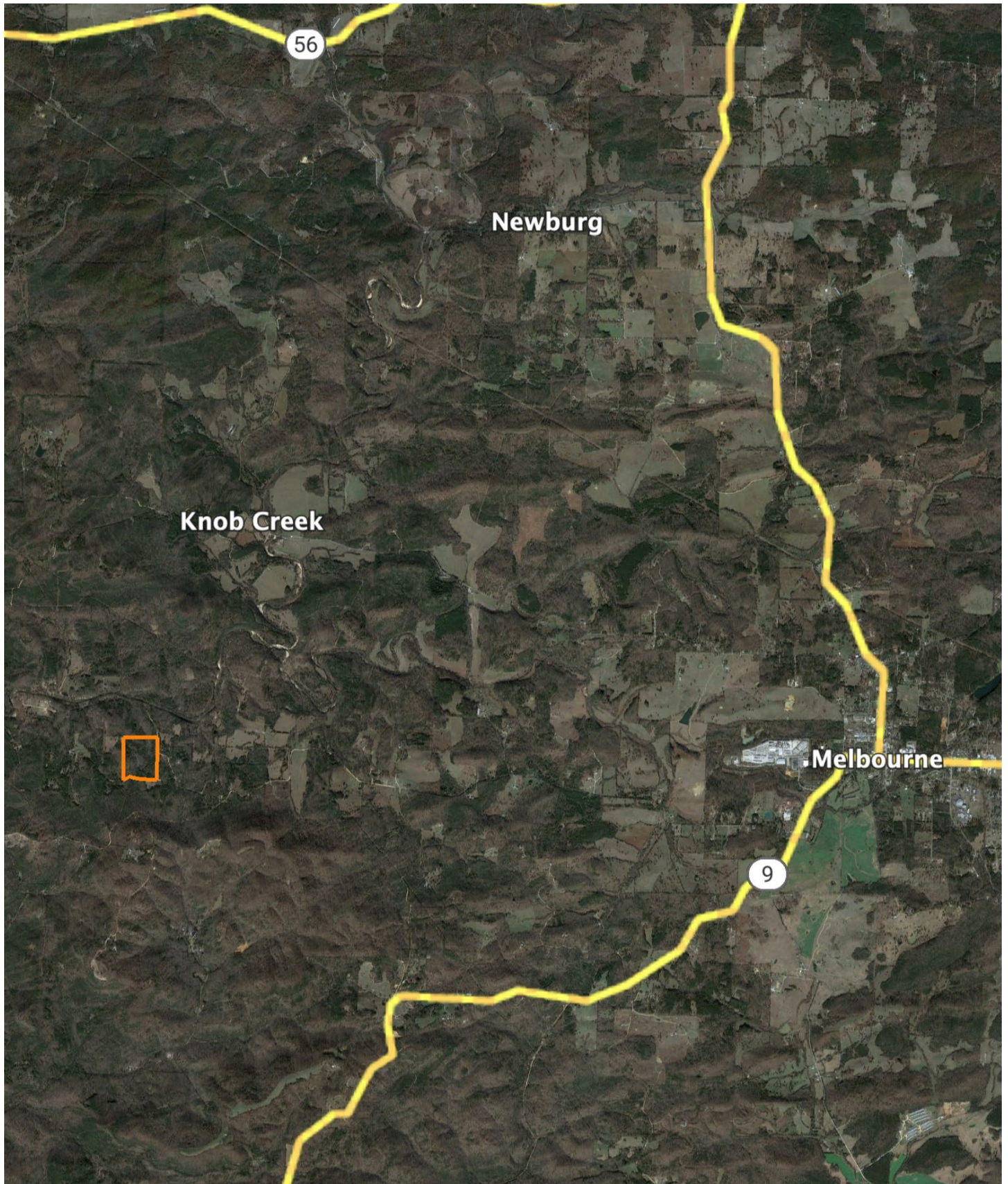


2/18/2025

HILLSHADE MAP



OVERVIEW MAP



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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