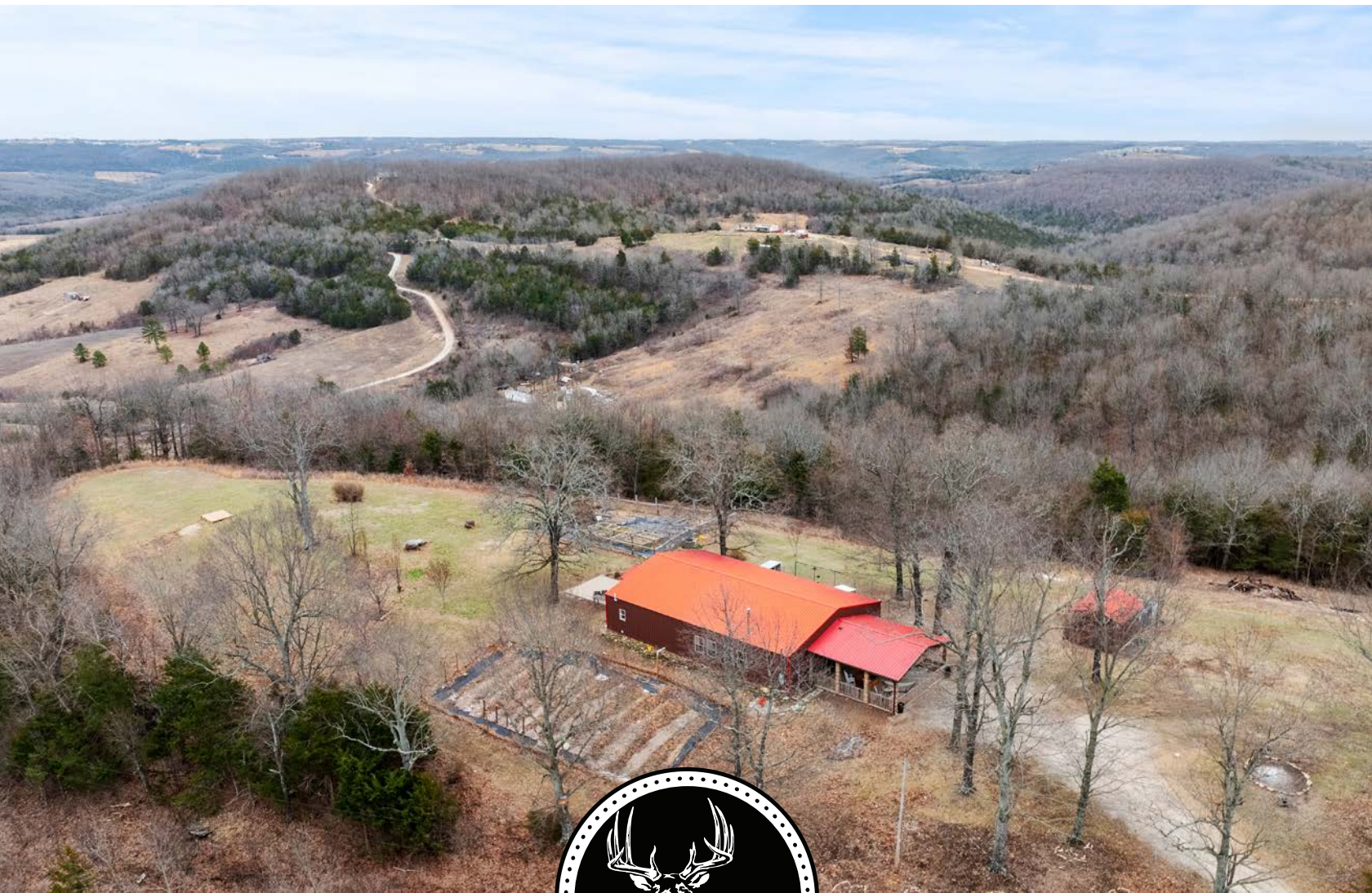


MIDWEST LAND GROUP PRESENTS

30 ACRES IN

BOONE COUNTY ARKANSAS

12478 DUBUQUE ROAD, OMAHA, AR 72662



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NORTHWEST ARKANSAS HOMESTEAD WITH BREATHTAKING PANORAMIC VIEWS

Nestled in the heart of the Ozarks, this 30 +/- acre homestead offers the perfect blend of comfort, functionality, and stunning scenic beauty. The 3 bedroom, 2.5 bath home is designed to take full advantage of the spectacular views, with large windows that frame the rolling hills and vibrant pastures.

Step inside to a spacious living room featuring a cozy fireplace, perfect for relaxing while enjoying the scenery. The eat-in kitchen boasts charming wooden countertops and flows into a separate dining room, providing plenty of space for entertaining. Need extra room? There's a versatile space ideal for an office, a theatre room, or additional space to frame in an extra bedroom.

Outside, the land is ready for homesteading, with established raised garden beds, a new shop, and a shed to support all your goals. Mature hardwoods provide shade and privacy, while a small spring down the hill adds to the property's charm. The ample pastures and fenced pens are perfect for chickens and other livestock, allowing you to embrace a self-sufficient lifestyle.

Whether you're looking for a peaceful retreat, a hobby farm, or a place to live on your dream homestead, this Northwest Arkansas property offers endless possibilities. Experience the best of Ozarks living. Schedule a showing today!



PROPERTY FEATURES

PRICE: **\$474,000** | COUNTY: **BOONE** | STATE: **ARKANSAS** | ACRES: **30**

- Homestead ready
- Breathtaking views
- Pasture
- Mature timber
- Spring
- Privacy
- New 24'x34' shop



3 BEDROOM, 2.5 BATH HOME

Step inside to a spacious living room featuring a cozy fireplace, perfect for relaxing while enjoying the scenery. The eat-in kitchen boasts charming wooden countertops and flows into a separate dining room, providing plenty of space for entertaining.



VERSATILE SPACE



NEW 24'X34' SHOP



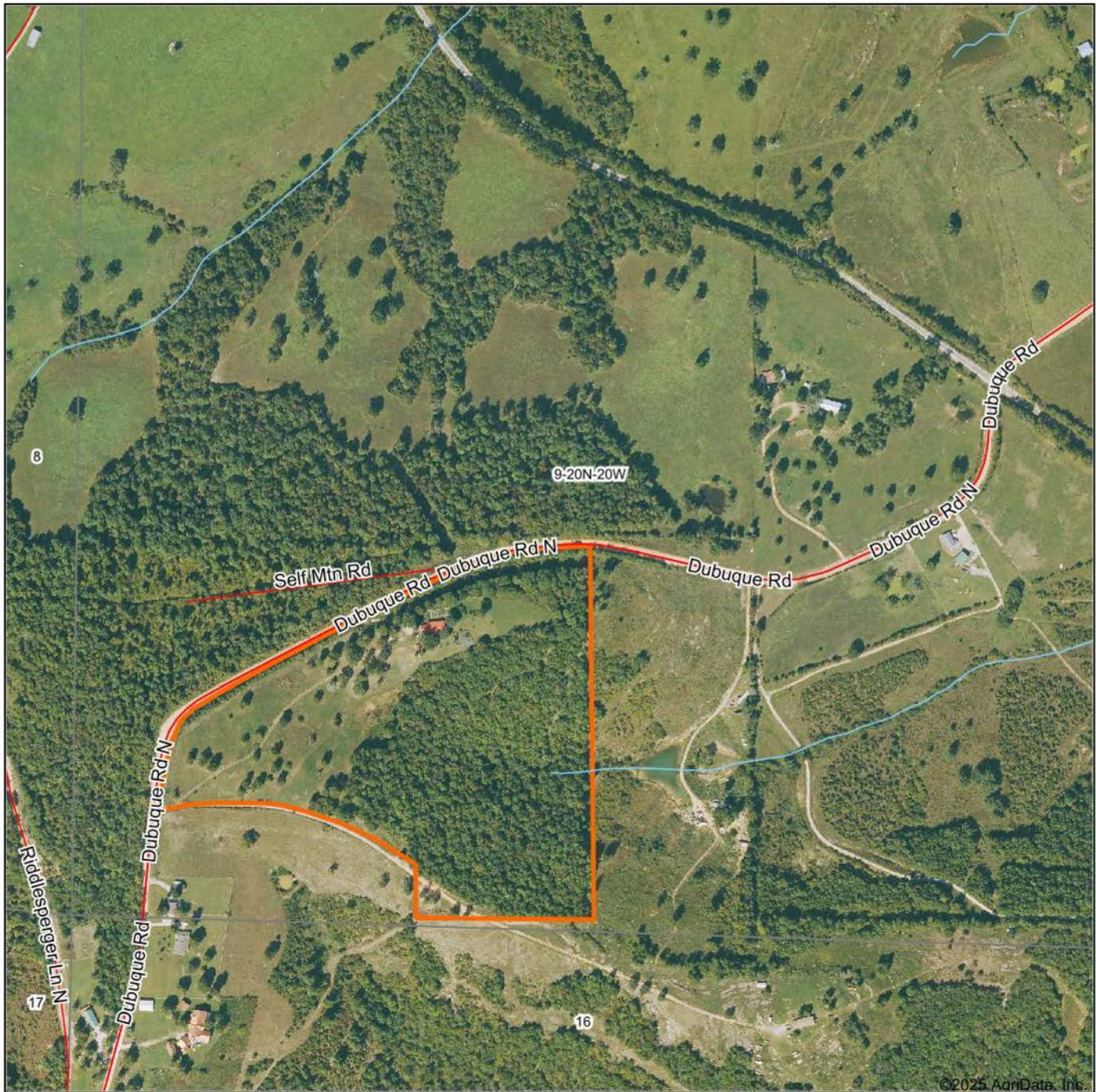
BREATHTAKING VIEWS



HOMESTEAD READY



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 23' 41.11, -93° 6' 56.16

9-20N-20W
Boone County
Arkansas

0ft 558ft 1117ft



3/9/2025

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,092.2

Max: 1,328.6

Range: 236.4

Average: 1,238.8

Standard Deviation: 54.36 ft

0ft 305ft 609ft

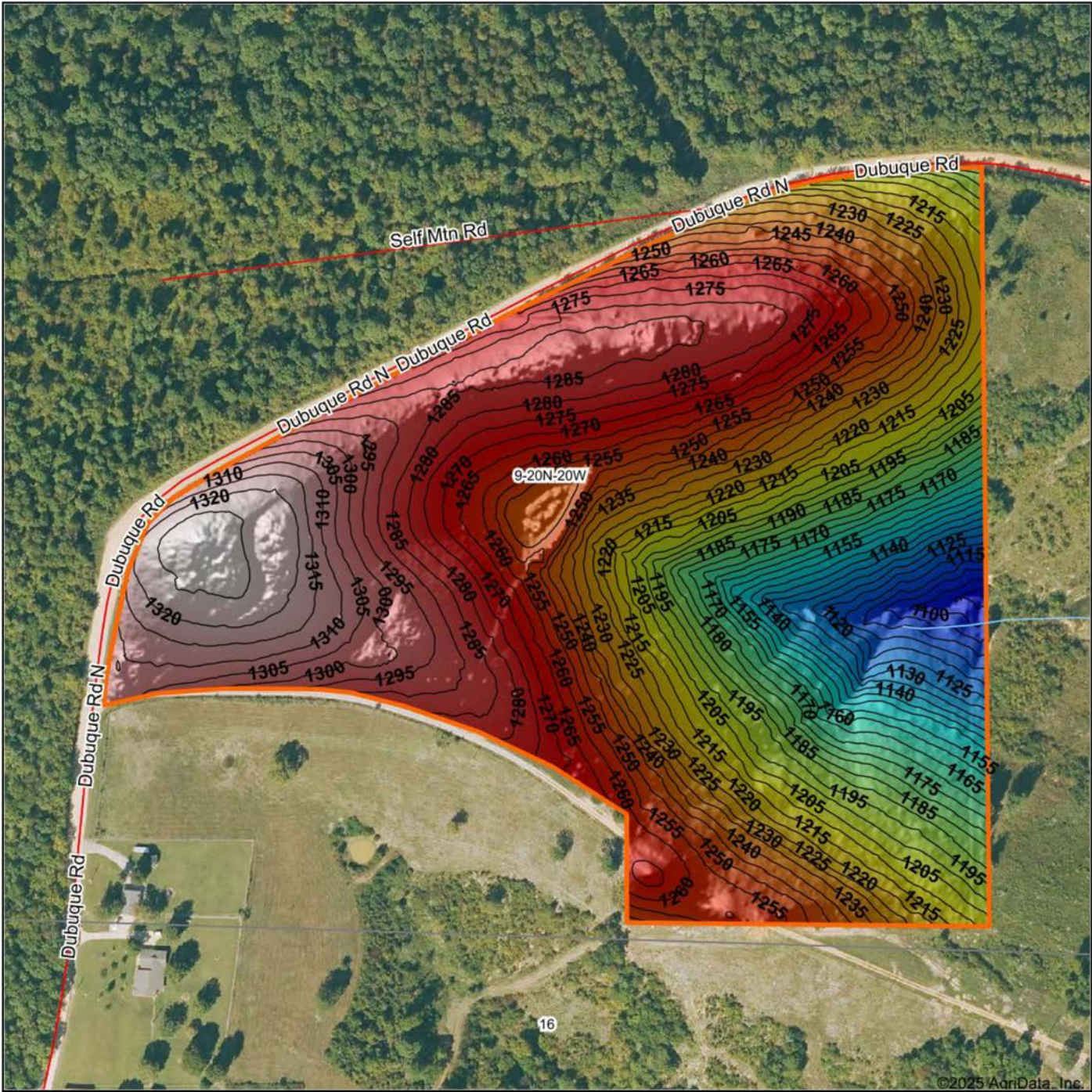


3/9/2025


9-20N-20W
Boone County
Arkansas

Boundary Center: 36° 23' 41.11, -93° 6' 56.16

HILLSHADE MAP



Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 5

Min: 1,092.2


Max: 1,328.6


Range: 236.4

Average: 1,238.8

Standard Deviation: 54.36 ft

0ft 274ft 549ft






3/9/2025

9-20N-20W
Boone County
Arkansas

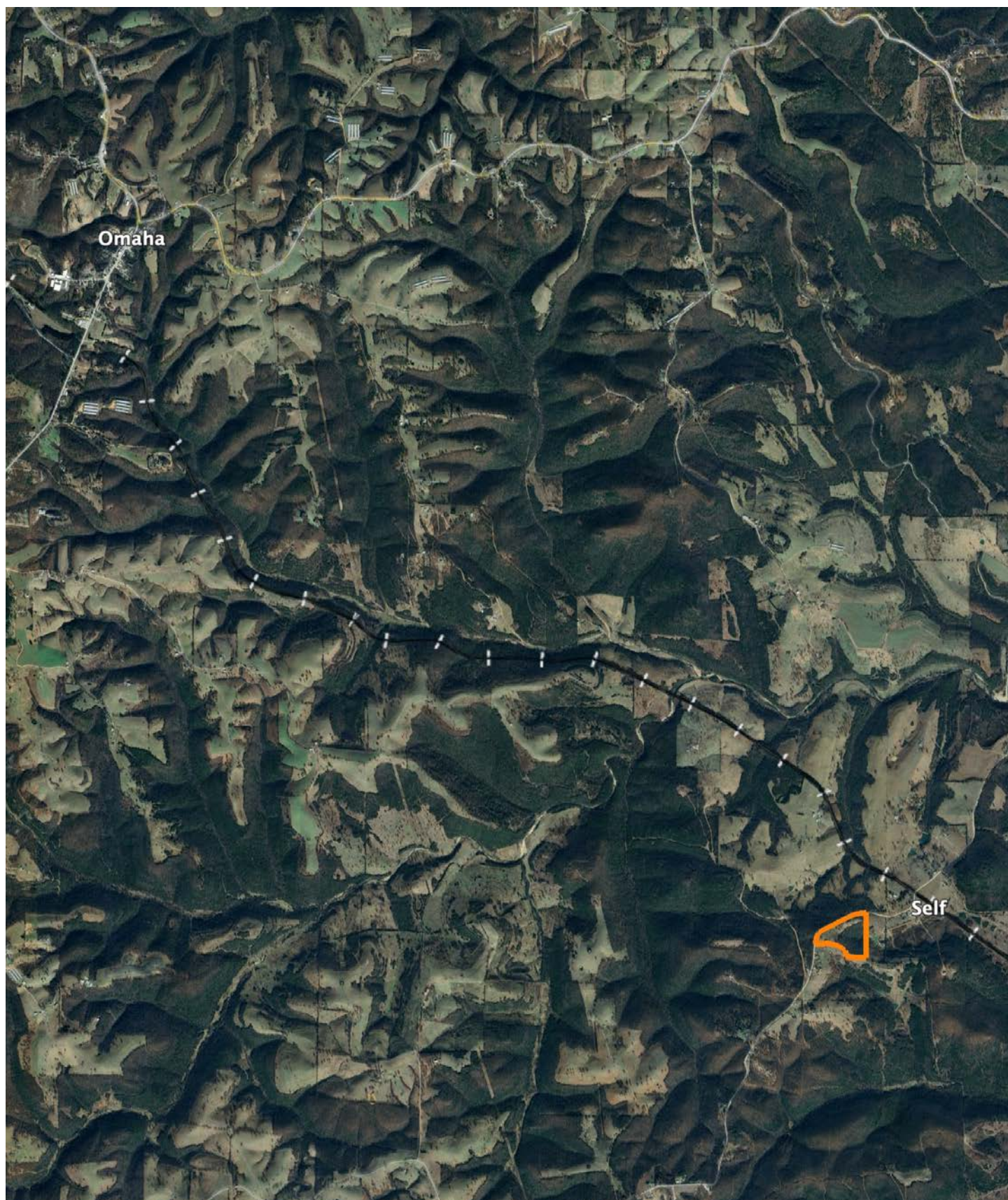
Boundary Center: 36° 23' 41.11, -93° 6' 56.16

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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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

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MidwestLandGroup.com

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