

MIDWEST LAND GROUP PRESENTS



374 ACRES
CLEBURNE COUNTY, AR

000 Industrial Park Road, Heber Springs, Arkansas 72543



MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE 374 +/- ACRE LITTLE RED RIVER LEGACY PROPERTY

Nestled in the heart of Arkansas' scenic landscape, this extraordinary legacy property offers a rare opportunity to own a slice of paradise just five minutes from Heber Springs. With approximately 0.6 miles of pristine Little Red River frontage, this property provides direct access to some of the world's most renowned trout fishing—a true angler's dream.

Encompassing vast, pristine pasture grounds, the property showcases lush, well-maintained fields ideal for grazing, recreation, or potential development. Adding to its allure are six stocked ponds, collectively spanning nearly 50 acres, offering abundant fishing opportunities and enhancing the property's serene beauty.

This estate is more than just land—it's a once-in-a-generation opportunity to own a piece of Arkansas' natural splendor. Whether you're seeking a private retreat, a working ranch, or an investment in a high-value recreational property, this exceptional offering promises endless potential.

Opportunities like this are exceedingly rare—don't miss the chance to experience this remarkable property firsthand.



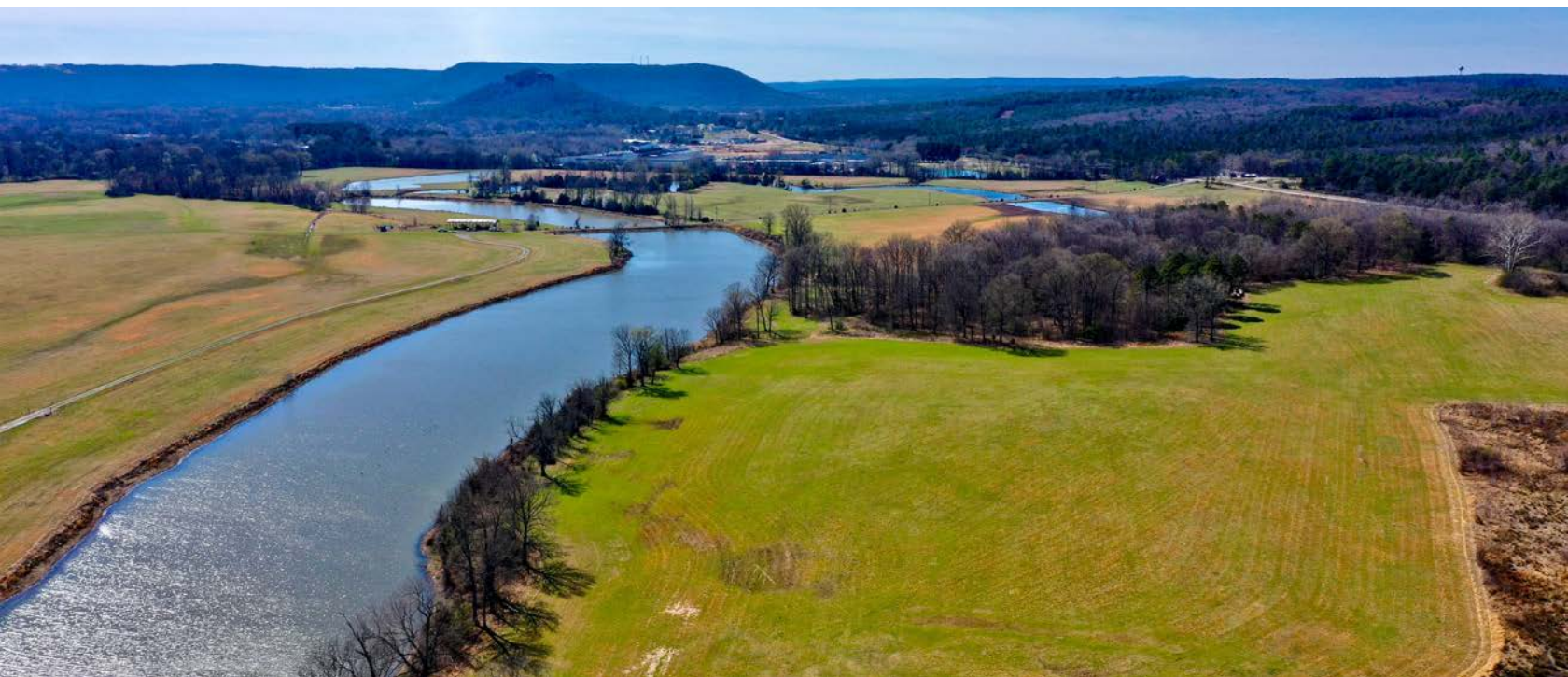
PROPERTY FEATURES

PRICE: **\$4,000,000** | COUNTY: **CLEBURNE** | STATE: **ARKANSAS** | ACRES: **374**

- 374 +/- acres
- .6 +/- miles of Little Red River frontage
- 50 +/- acres of stocked ponds
- Building sites
- Gently rolling topography
- Abundant wildlife
- 5 minutes from Heber Springs
- Blacktop frontage
- Gated entrance
- Lush pastures



374 +/- ACRES



.6 +/- MILES OF LITTLE RED RIVER FRONTAGE



50 +/- ACRES OF STOCKED PONDS



BUILDING SITES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 30' 3.02, -91° 57' 40.97

0ft 1160ft 2319ft



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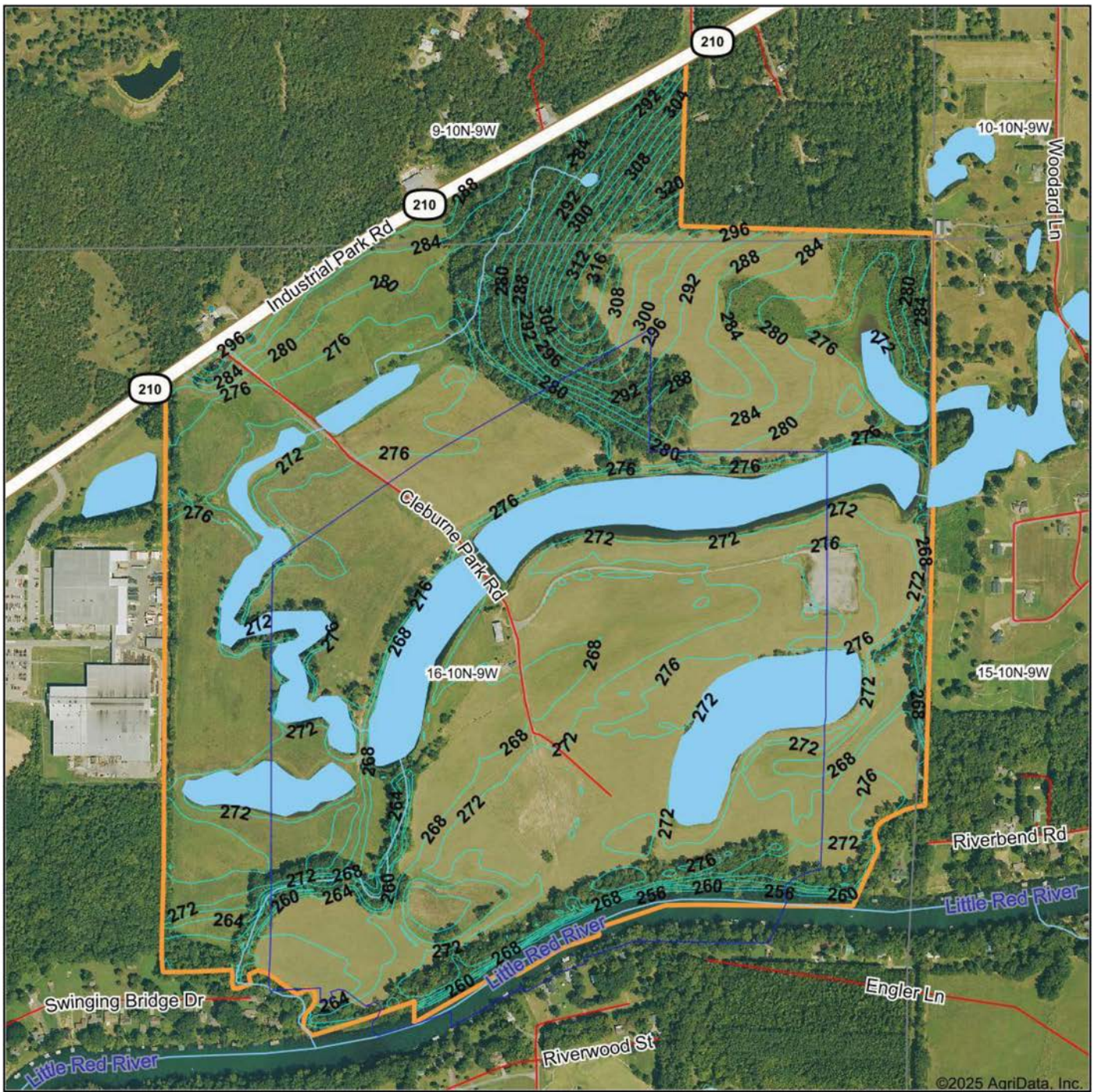
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16-10N-9W
Cleburne County
Arkansas



3/18/2025

TOPOGRAPHY MAP



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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 4.0
 Min: 253.8
 Max: 323.7
 Range: 69.9
 Average: 275.5
 Standard Deviation: 10.07 ft

0ft 839ft 1678ft

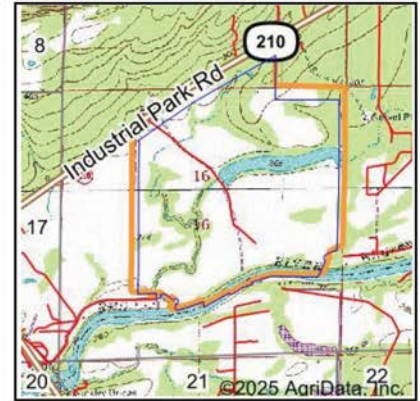


3/18/2025

16-10N-9W
Cleburne County
Arkansas

Boundary Center: 35° 30' 3.02, -91° 57' 40.97

WETLANDS MAP



State: **Arkansas**
 Location: **16-10N-9W**
 County: **Cleburne**
 Township: **Heber**
 Date: **3/18/2025**



Maps Provided By:



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0ft 1220ft 2440ft

Classification Code	Type	Acres
L1UBHh	Lake	20.54
PFO1C	Freshwater Forested/Shrub Wetland	16.14
R2UBH	Riverine	9.85
PFO1A	Freshwater Forested/Shrub Wetland	7.83
PEM1F	Freshwater Emergent Wetland	4.26
PUBHh	Freshwater Pond	0.35
PUBHx	Freshwater Pond	0.28
R5UBH	Riverine	0.17
R4SBC	Riverine	0.16
Total Acres		59.58

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

There's no doubt Ray Scheide has a passion for the outdoors. At Midwest Land Group, he's able to wake up every morning excited about his job, working for a company he's proud to represent. Ray brings great knowledge of the outdoors to every interaction, offering the best service he knows how to each and every client. From listing to closing, it's his mission to bring people together as they make a big life decision. Ray was born in Washington, D.C., and graduated from the University of Arkansas—Fort Smith. A two-time FLW Tour Champion, Ray spent 11 years as a professional fisherman, and served as only one of 12 representatives from the U.S. in the Eurocup in Spain. During his tenure as a professional angler, he marketed himself to large corporate brands and served as an ambassador in the fishing industry. With great desire to share his passion with kids, Ray developed the first high school fishing team in Arkansas that was the largest in the state for five years, and averaged 125 youths for whom he'd help host a tournament circuit for and take them all over the United States to compete in national events. When he's not out fishing, you can probably find him hunting or traveling. Ray lives in Dover, Arkansas, with his wife, Michelle, son, Corey, and daughter, Mikayla. Call Ray today to experience the Midwest Land Group difference!



RAY SCHEIDE, LAND AGENT
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MidwestLandGroup.com

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