

MIDWEST LAND GROUP PRESENTS



358 ACRES
IZARD COUNTY, AR

Highway 9, Melbourne, Arkansas 72556



MIDWEST LAND GROUP IS HONORED TO PRESENT

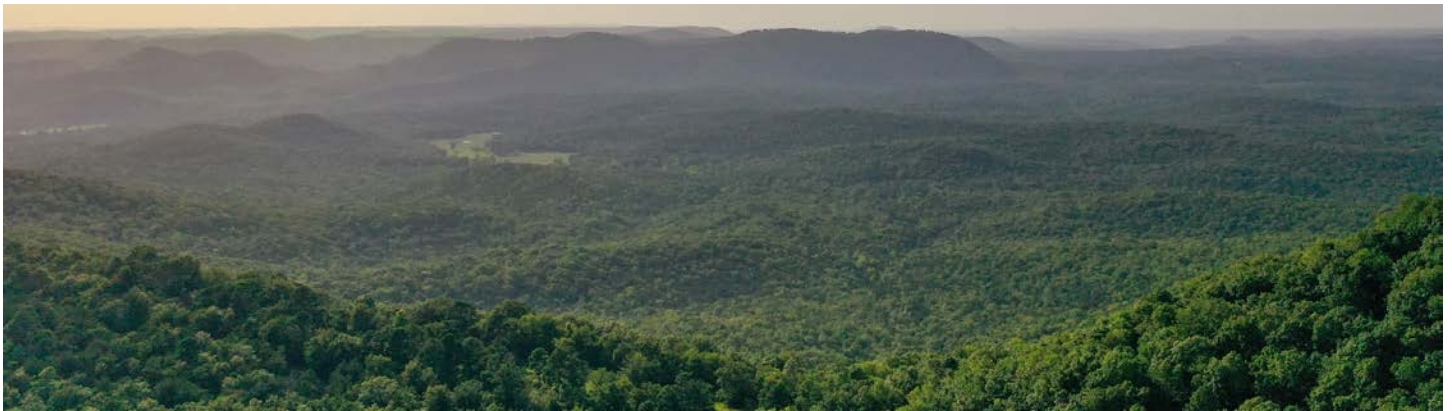
358 +/- ACRES WITH NATURAL SPRINGS, CAVES, BORDERS WMA, NEAR WHITE RIVER

Discover 358 +/- acres of breathtaking Ozark mountain land, an outdoor lover's paradise located just 6 miles from the world-renowned trout fishing of the White River. This exceptional property features multiple natural springs, hidden caves, and a well-developed trail system ideal for hiking, horseback riding, or ATV adventures.

Enjoy phenomenal panoramic views from multiple vantage points across the property. Wildlife is abundant, with strong populations of whitetail deer, black bear, and turkey, making this a premier hunting and recreational destination.

Nearly the entire north boundary borders the Devils Knob Natural WMA, offering direct access to over 800 additional acres for extended outdoor exploration and unmatched privacy.

Whether you're seeking a secluded getaway, a hunting retreat, or the perfect setting for a custom lodge or cabin, this property delivers rare natural beauty and rugged Ozark character.



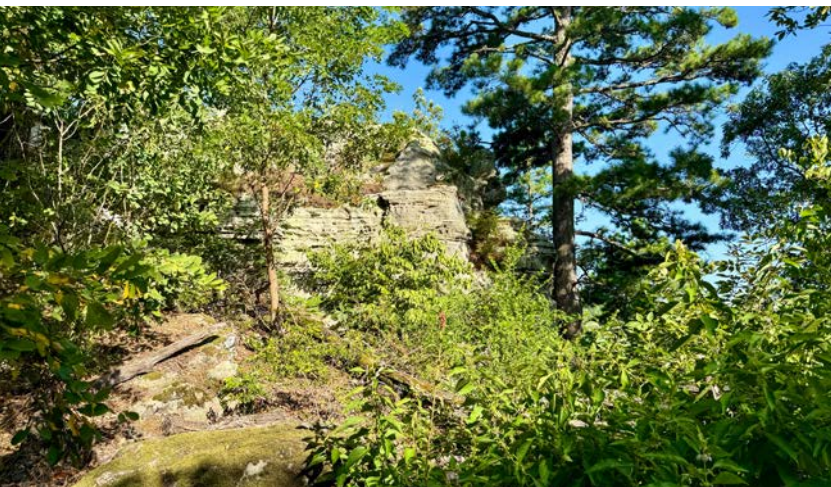
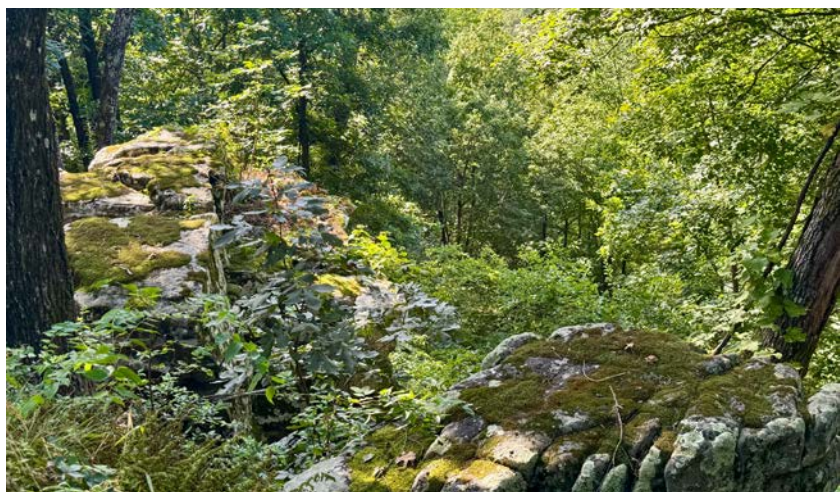
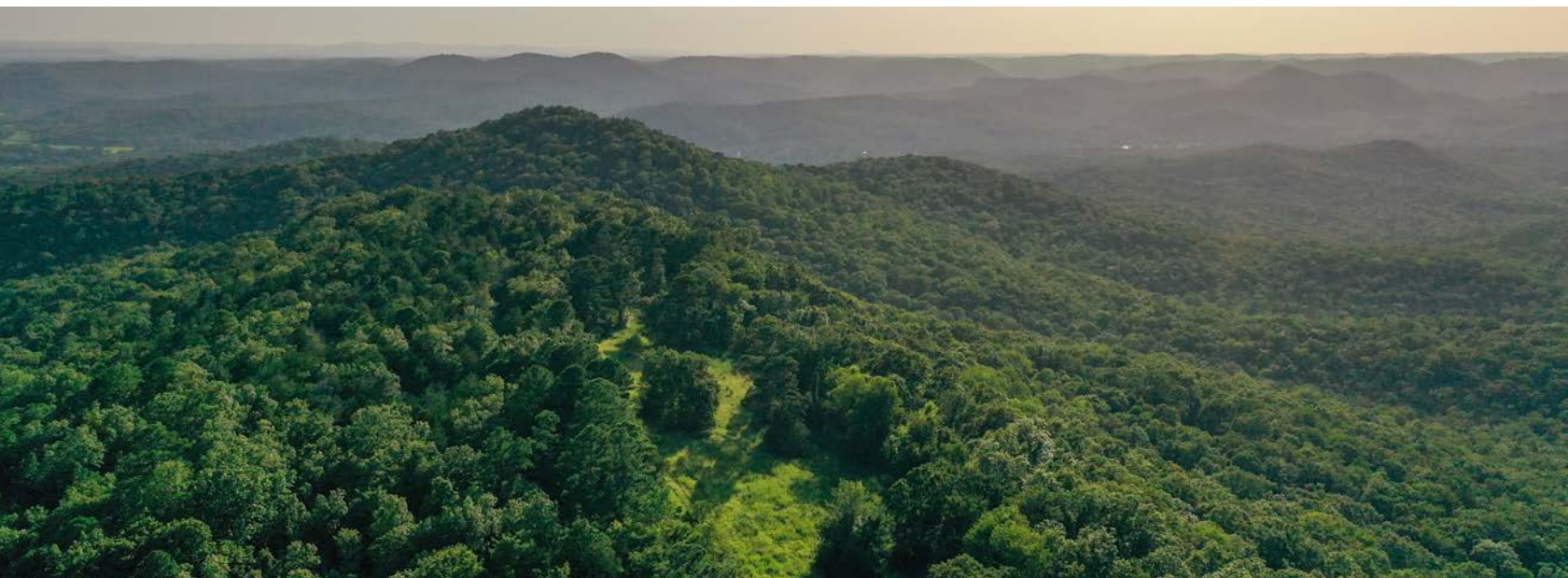
PROPERTY FEATURES

PRICE: **\$845,000** | COUNTY: **IZARD** | STATE: **ARKANSAS** | ACRES: **358**

- 358 +/- acres of raw, scenic land
- Natural springs
- Natural caves
- Established trail system
- Outstanding wildlife habitat
- Borders WMA (north side)
- 6 +/- miles to the White River
- Multiple points for scenic views
- Year-round pond
- 20 +/- minutes to Melbourne

RAW, SCENIC LAND

Nearly the entire north boundary borders the Devils Knob Natural WMA, offering direct access to over 800 additional acres for extended outdoor exploration and unmatched privacy.



YEAR-ROUND POND

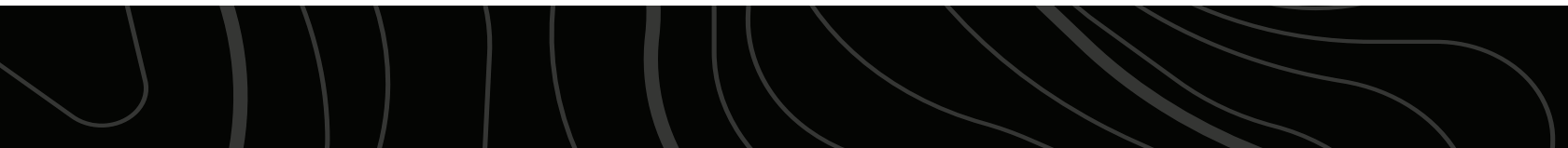


NATURAL SPRINGS



HUNTING OPPORTUNITIES

Wildlife is abundant, with strong populations of whitetail deer, black bear, and turkey, making this a premier hunting and recreational destination.



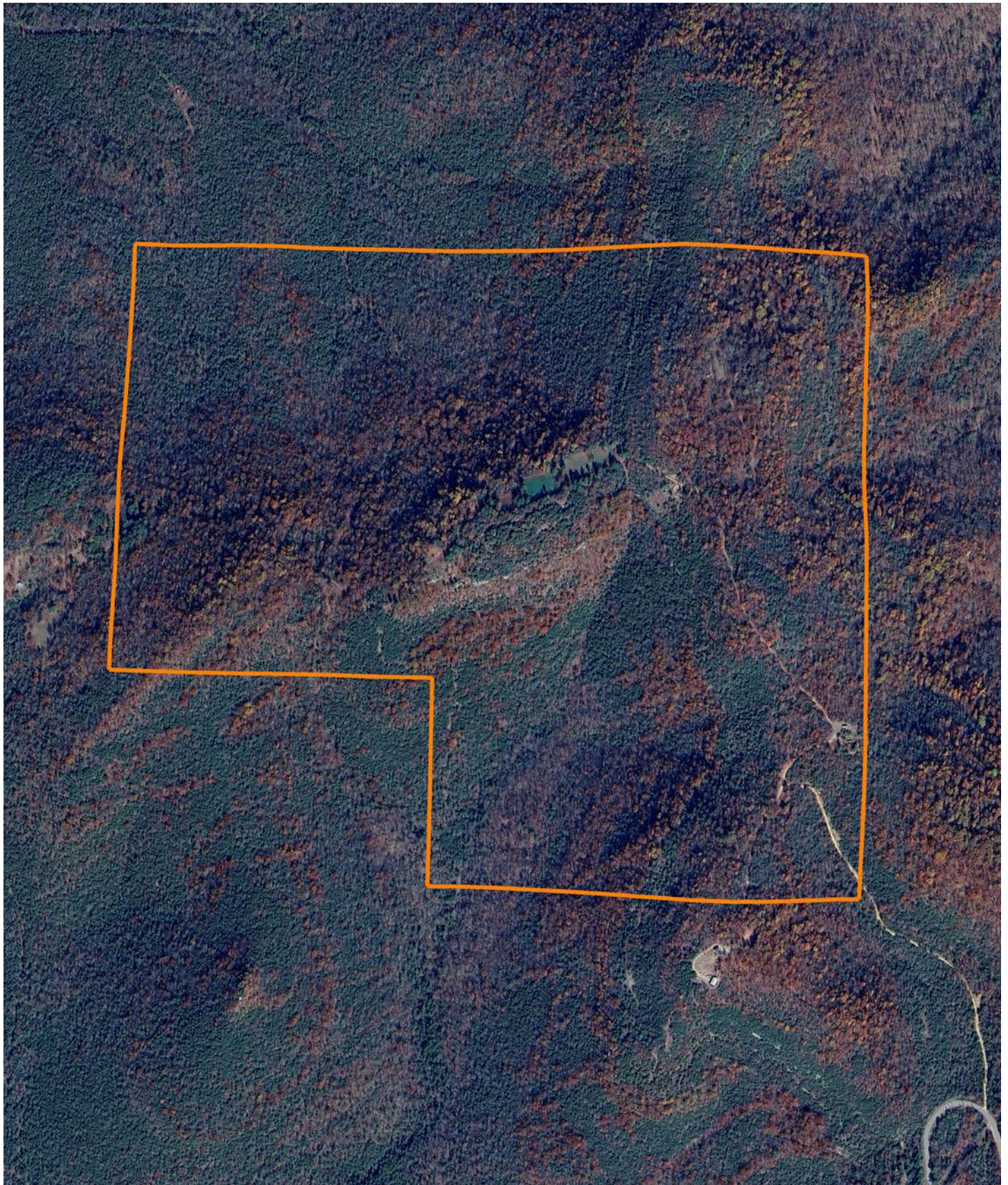
NATURAL CAVES



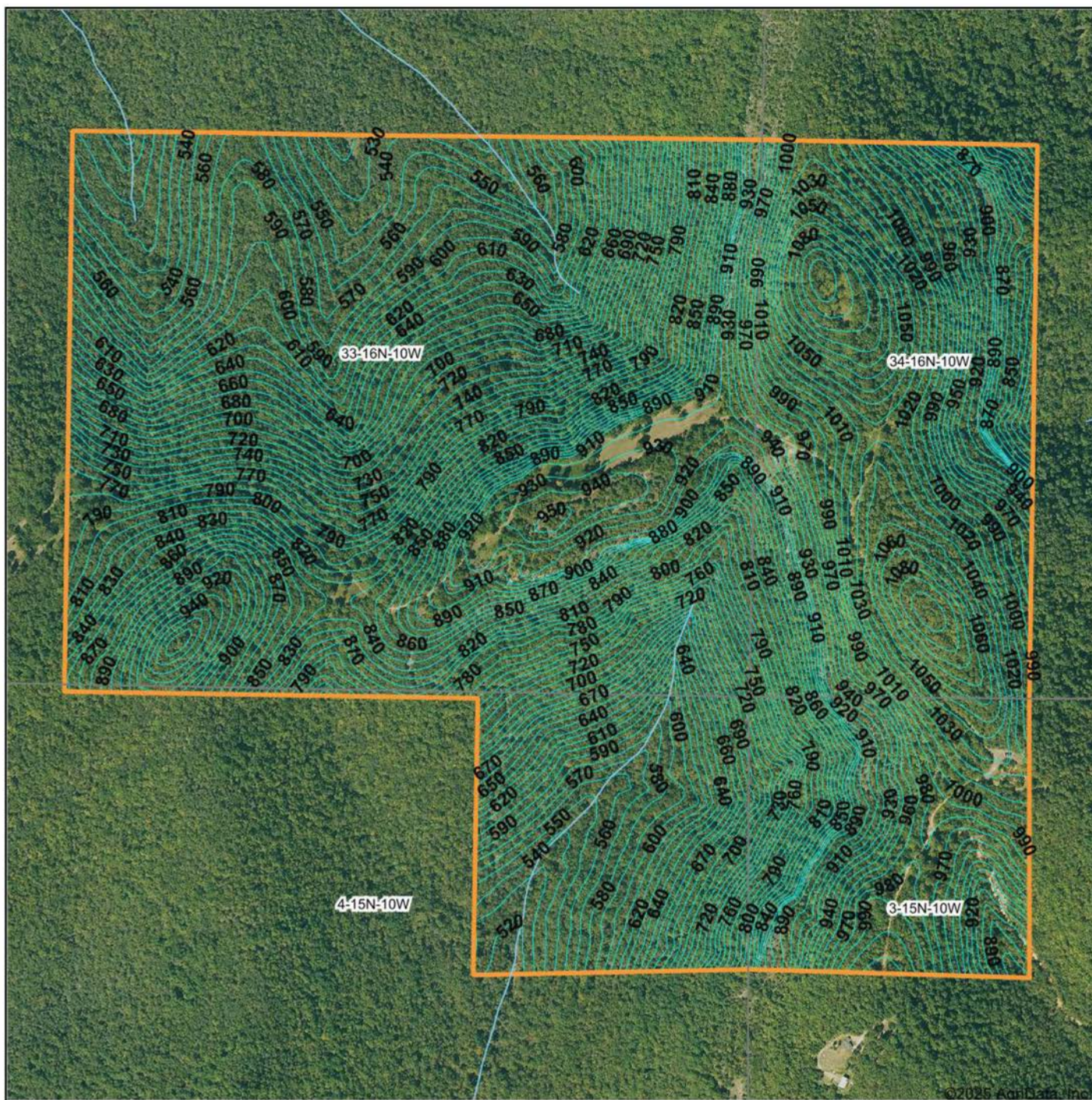
ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 484.8

Max: 1,119.5

Range: 634.7

Average: 797.7

Standard Deviation: 165.42 ft

0ft 733ft 1465ft

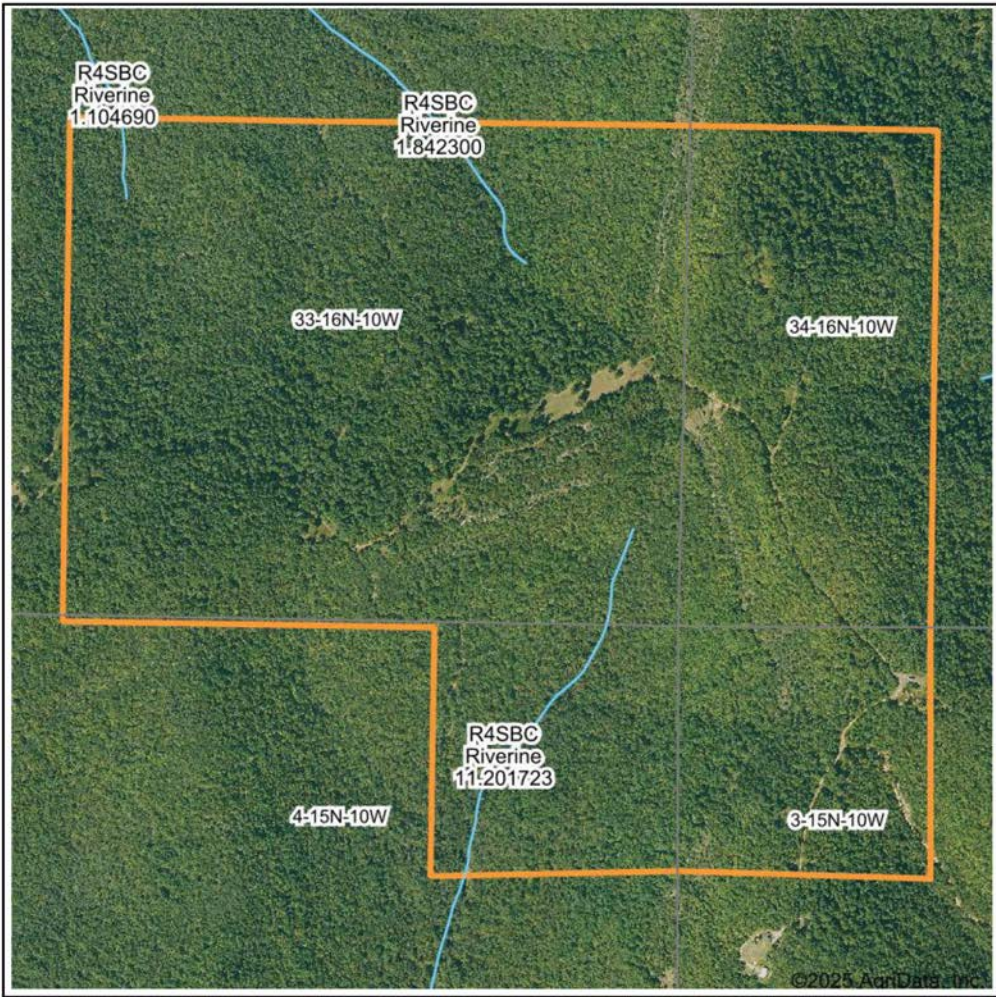


7/7/2025

33-16N-10W
Izard County
Arkansas

Boundary Center: 35° 59' 27.76, -92° 3' 30.44

WETLANDS MAP



State: **Arkansas**
Location: **33-16N-10W**
County: **Izard**
Township: **Mount Olive**
Date: **7/7/2025**



Maps Provided By:
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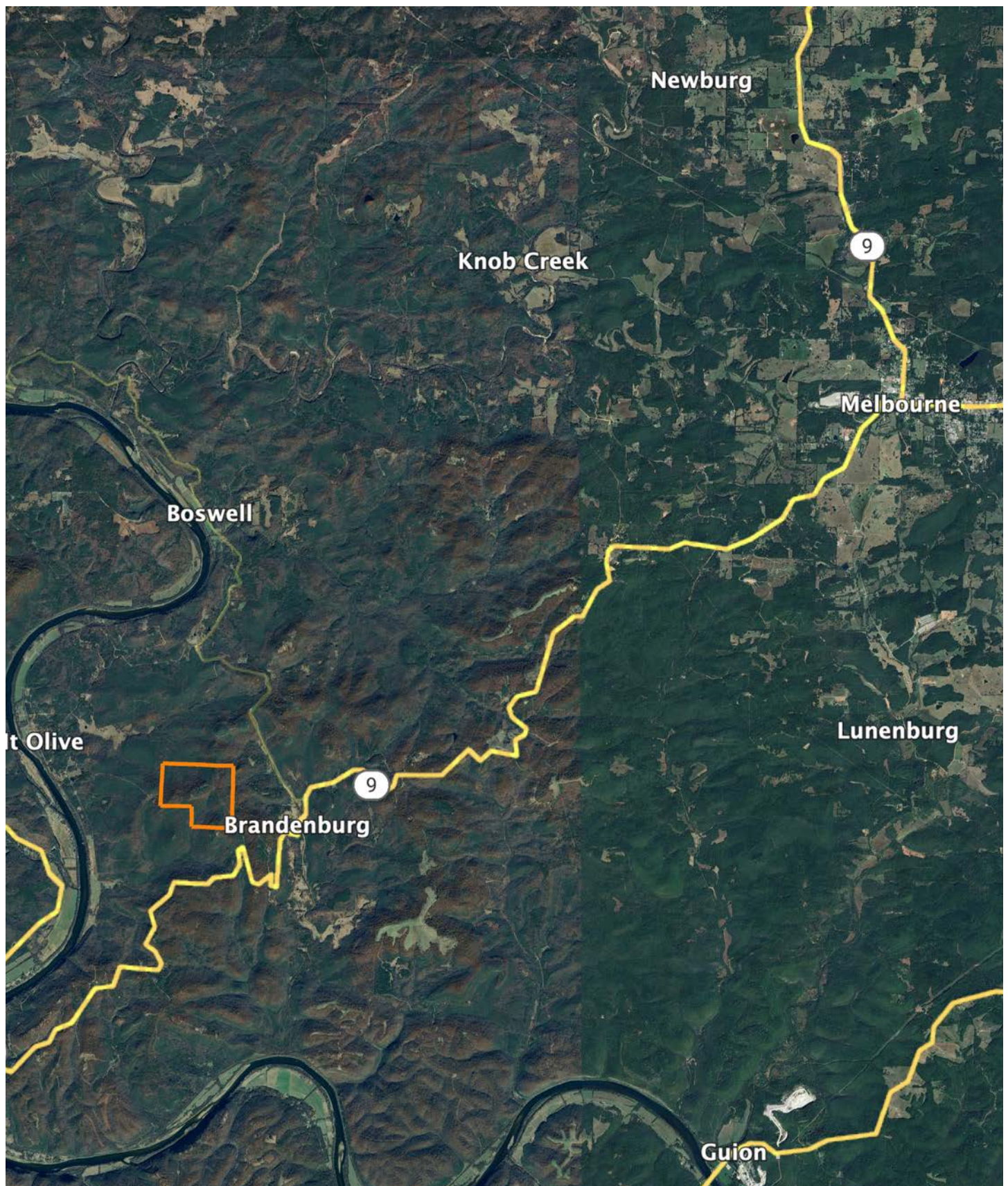


0ft 1065ft 2131ft

Classification Code	Type	Acres
R4SBC	Riverine	1.32
Total Acres		1.32

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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