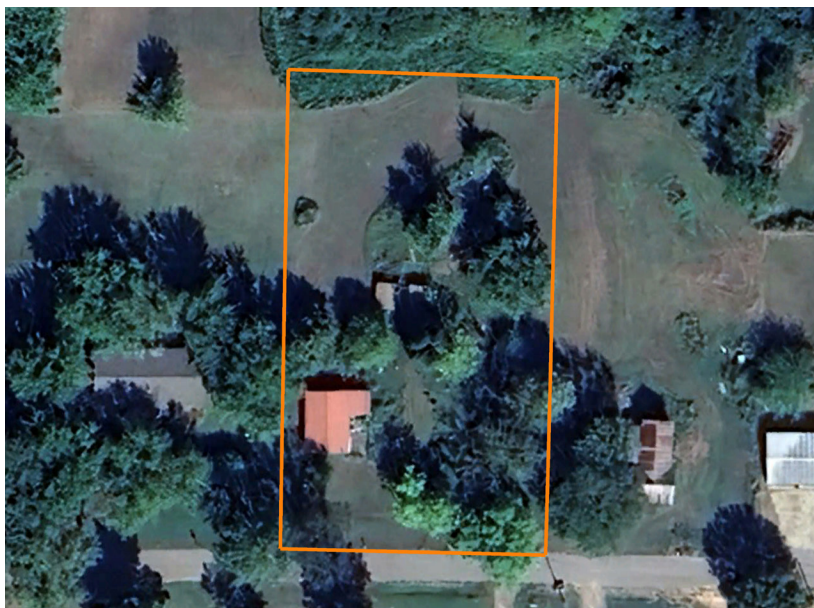


LAND FOR SALE

# COZY 1-BEDROOM HOME WITH BIG POTENTIAL

PRICE: **\$29,500**  
COUNTY: **BUCHANAN**  
STATE: **ARKANSAS**  
ACRES: **.8**



## PROPERTY FEATURES

- 720 +/- square foot home built in 1979
- Offered as-is, ideal for investors or handy first-time buyers
- Open-concept living and kitchen area
- 1-bedroom, 1-bathroom, and a large closet nearly the size of the bedroom
- Sits on a spacious 0.8-acre lot
- City water, sewer, and natural gas are already in place
- Yard features ornamental and shade trees
- Plenty of space set back from the road for backyard activities or therings
- Convenient location: 10 minutes from Ozark, 25 minutes from Clarksville, 10 minutes south of I-40
- Close to outdoor recreation: Arkansas River, Lake Dardanelle, and thousands of acres of Ozark National Forest

For more information, contact:

**CHRIS SHADRICK**, Land Agent

**479.487.1647** | CShadrick@MidwestLandGroup.com

**MidwestLandGroup.com**



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.