

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

IZARD COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES OF PRIME OZARK TIMBERLAND

Discover the beauty and potential of this expansive 40 +/- acre property, a perfect blend of mature hardwoods and pines that provide both shade and natural aesthetics. With ample space to explore, this versatile land is ideal for hiking, wildlife watching, and a variety of outdoor activities. Whether you seek a serene retreat or an adventurous lifestyle, this property offers the perfect backdrop for your dreams.

Situated just 12 miles from the charming town of Calico Rock and the scenic White River - renowned for its fishing, kayaking, and boating opportunities - this location provides the best of both worlds: the tranquility of rural living and easy access to modern conveniences.

Only 9 miles from Melbourne and a short drive to both Mountain Home and Mountain View, you can enjoy local shopping, dining, and attractions without sacrificing the peaceful ambiance of your private estate.

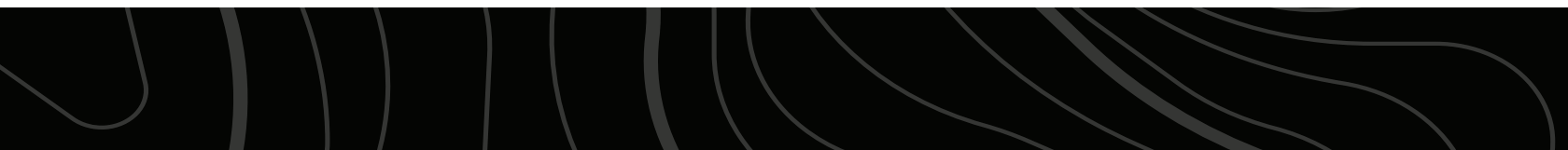
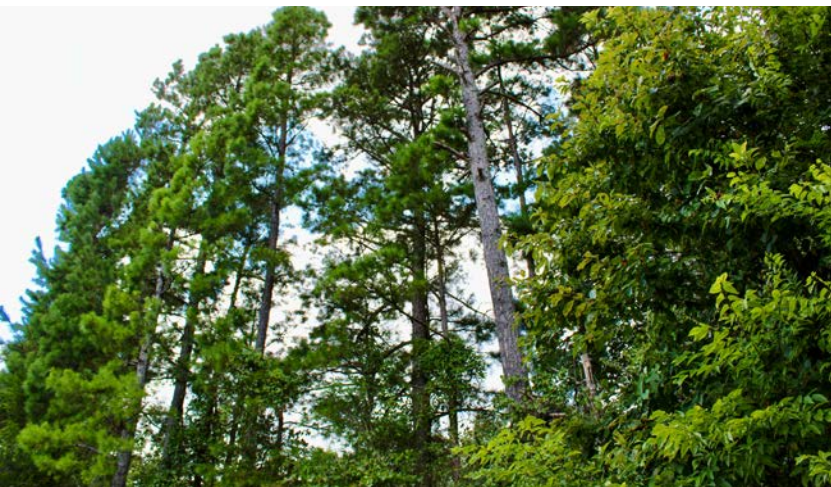
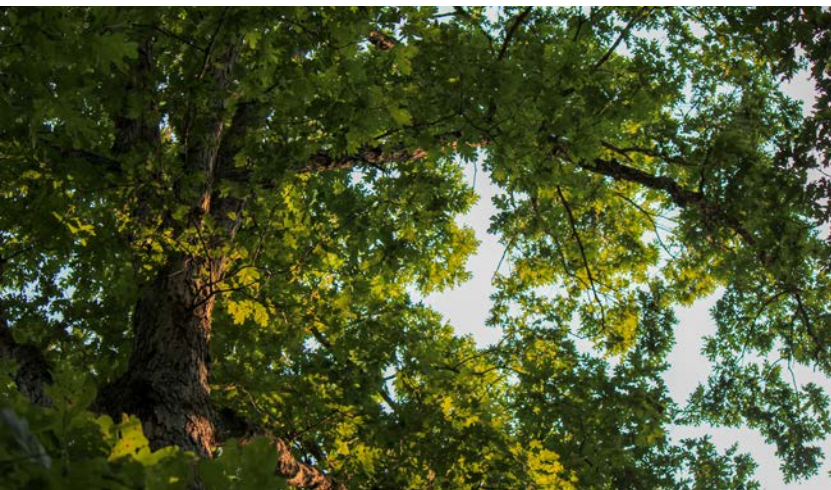
Nature enthusiasts will appreciate the abundant wildlife that inhabits this wooded tract, including deer, turkey, and a variety of bird species, making it an ideal spot for hunting or simply enjoying the great outdoors. With endless possibilities for development, you can create your ideal home, vacation cabin, or recreational getaway in this stunning natural setting. Embrace the opportunity to build your vision in a place where serenity and adventure coexist harmoniously.

PROPERTY FEATURES

PRICE: **\$136,000** | COUNTY: **IZARD** | STATE: **ARKANSAS** | ACRES: **40**

- Expansive 40 +/- acres of versatile land featuring a mix of mature hardwoods and pines
- Ideal for a variety of outdoor activities such as hiking and wildlife watching
- Prime location just 12 miles from Calico Rock and the scenic White River
- Excellent opportunities for fishing, kayaking, and boating on the White River
- Located only 9 miles from Melbourne, providing convenient access to local amenities
- Within a short drive (35 miles) to both Mountain Home and Mountain View for shopping and dining
- Enjoy the tranquility of rural living while still being close to community attractions
- Abundant wildlife, including deer, turkey, and various bird species, enriching the natural experience
- Perfect for hunting enthusiasts or those looking to immerse themselves in nature
- Endless possibilities to build your dream home, vacation cabin, or recreational getaway in a serene setting

MIX OF MATURE HARDWOODS AND PINES



ABUNDANT WILDLIFE



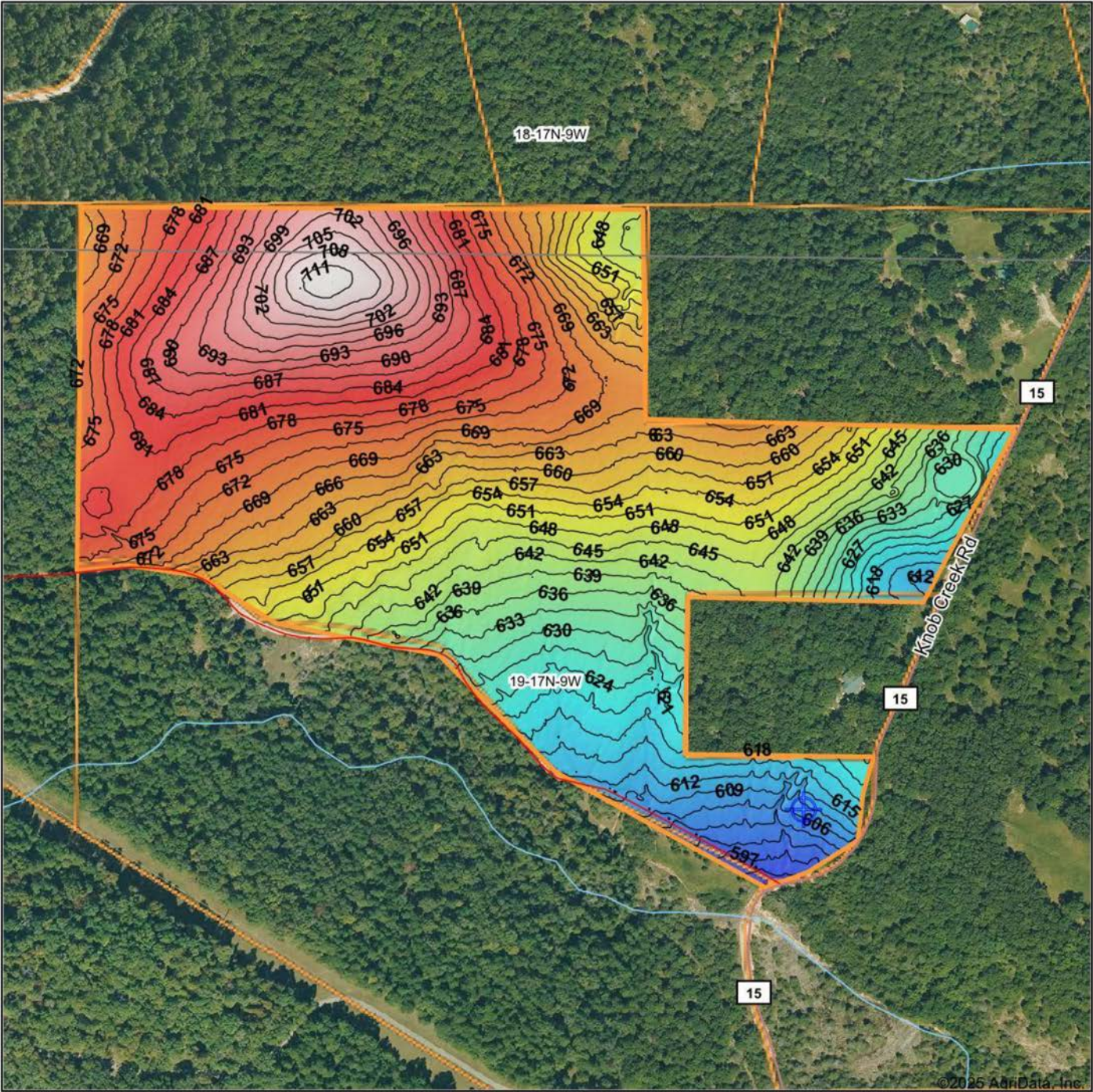
HIKING AND WILDLIFE WATCHING



ADDITIONAL PHOTOS



HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 3
Min: 590.3
Max: 712.4
Range: 122.1
Average: 657.8
Standard Deviation: 26.64 ft

0ft 354ft 707ft

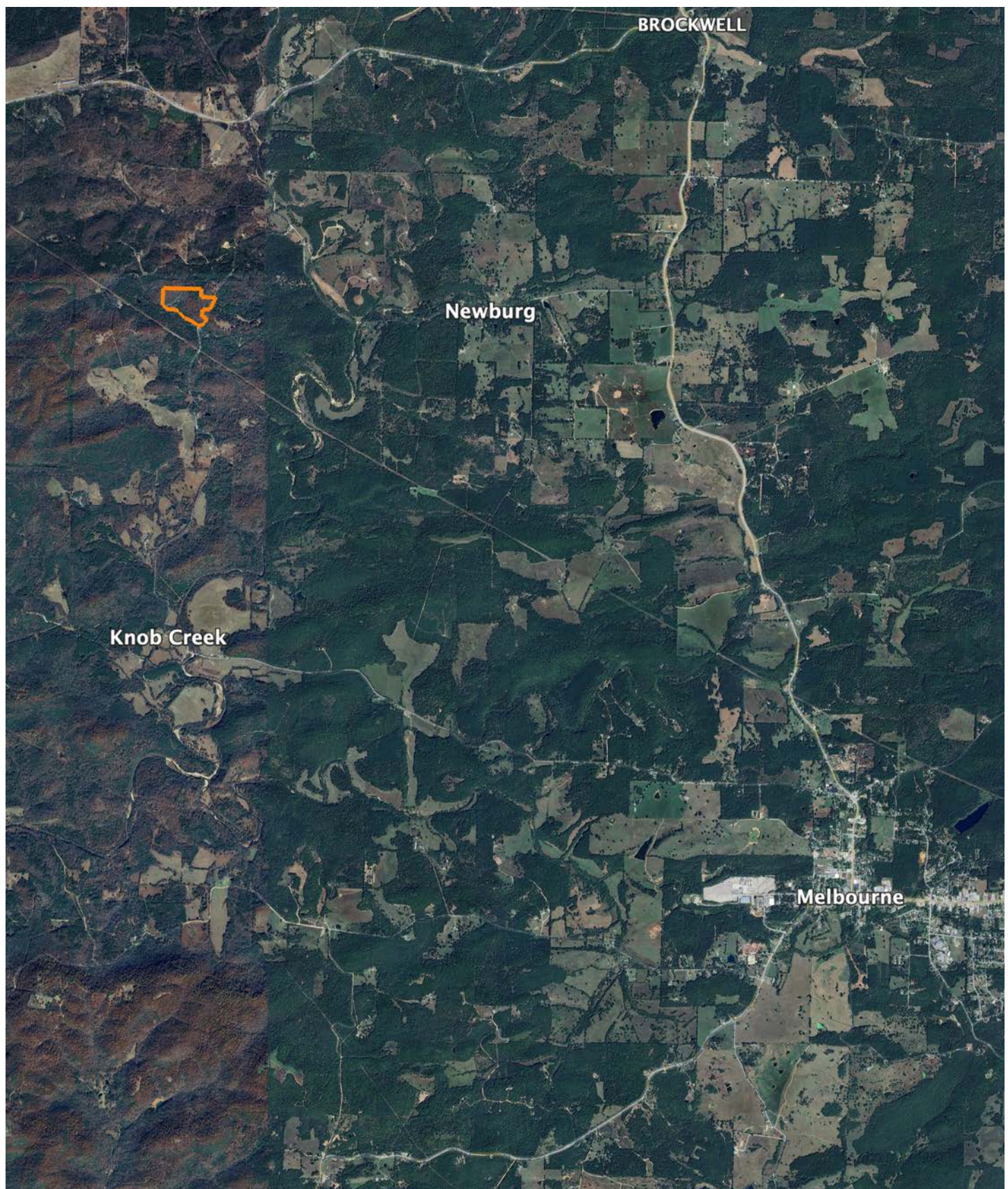


8/2/2025

19-17N-9W
Izard County
Arkansas

Boundary Center: 36° 6' 58.43, -91° 59' 10.94

OVERVIEW MAP

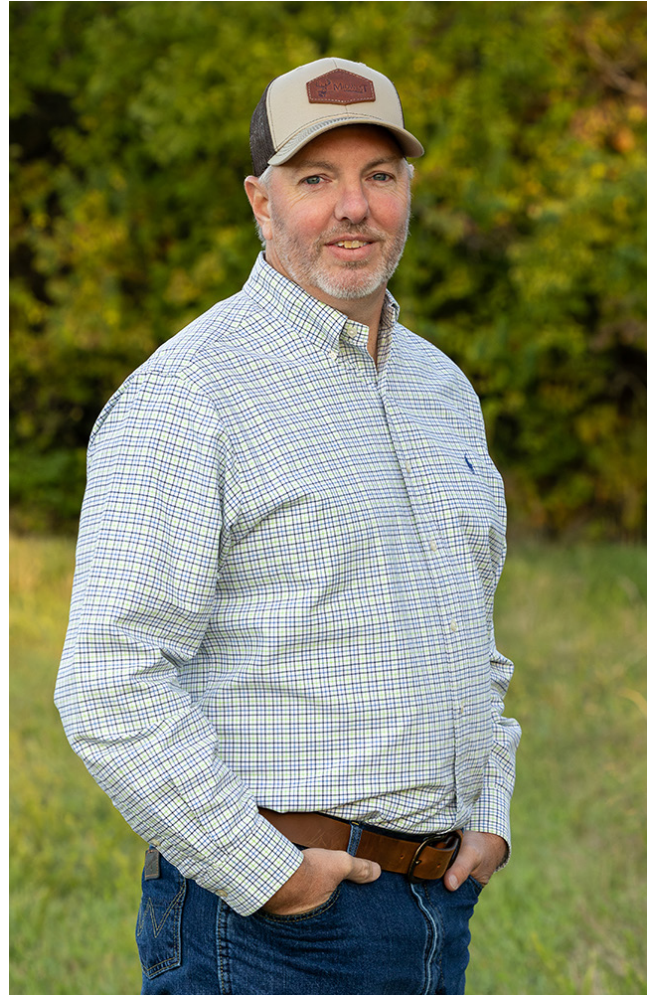


AGENT CONTACT

Heath's passion for land was shaped by his upbringing in a farming community in Caraway, Arkansas, where he learned the importance of hard work and developed a love for nature from his family, who farmed cotton, corn, and wheat. His connection to the land grew through outdoor experiences with his great-grandfather and grandfather, spending time hunting and fishing along the St. Francis River. Those early experiences fostered a deep respect for land stewardship, which continues to guide him today.

With a degree in Agri-Business from Arkansas State University, Heath combines academic expertise with a personal commitment to the outdoors. He's not only owned and improved multiple properties for wildlife and recreation but also successfully bought and sold many properties, giving him firsthand knowledge of real estate processes and challenges.

Leveraging over 20 years of professional experience in income tax preparation, Heath excels in forming strong connections, truly listening to clients, and helping them navigate the complexities of real estate transactions. His problem-solving skills and deep understanding of land values make him a trusted partner for anyone looking to buy or sell land in Arkansas.



HEATH PRIMM

LAND AGENT

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