

MIDWEST LAND GROUP PRESENTS

3.9 ACRES IN

BAXTER COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WHERE THE RIVER MEETS THE RIDGE

High above the winding White River—where fog drifts through the valley and eagles ride the morning thermals—lies a property that feels more like a retreat than a simple piece of ground. At 3.9 acres, this bluff-top tract captures everything that makes the Ozarks extraordinary: rugged beauty, peaceful solitude, and a deep connection to the water that runs through its heart.

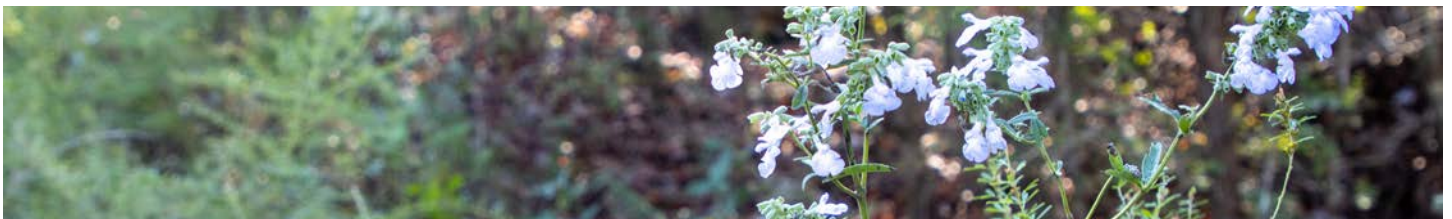
The landscape here tells its own quiet story. A blend of hardwood timber and rugged rock outcroppings gives the land texture and soul, while the future building site takes full advantage of the panoramic view below. From this perch, you can watch the river as it winds through the valley—its surface shifting with light and season alike. Utilities are available, and a septic system will be required, offering the ideal foundation for your future weekend getaway or full-time home.

Set within a well-maintained private river community, the property benefits from protective covenants and restrictions that preserve the area's integrity and long-term value. Owners enjoy access to a private boat launch on the White River and use of a community clubhouse—perfect for gatherings after a day spent on the water. An annual HOA fee helps maintain these shared amenities, ensuring the community remains as pristine as its surroundings.

From this ridge top, you're just minutes from Cotter, Arkansas—a small river town with a legendary reputation. Known as the "Trout Capital of the World," Cotter has drawn anglers from around the globe for decades, and for good reason: it's the site of record-setting catches, including a 38-pound, 7-ounce brown trout landed in 2015. It's a place where fly rods and river stories are part of the culture, and where your next cast might just be the one people talk about for years.

Adventure extends beyond Cotter, too. Norfolk Lake and Bull Shoals Lake lie just up the road, their deep waters drawing anglers and boaters alike. The Buffalo National River flows nearby, offering endless miles of wild beauty for those who prefer a kayak to a motor. Even closer are some of the most beloved access points on the White River—Wildcat Shoals, Roundhouse Shoals, Rim Shoals, Cartney, and Buffalo City—all just minutes away and ready for a day spent chasing rainbows and browns.

This land is more than a building site. It's a sanctuary—a front-row seat to the rhythm of the White River, a place to breathe deeply, and a canvas for whatever dream you choose to build upon it. Here, mornings begin in mist and end in the glow of the river below. Life slows down, and the Ozarks do the rest.



PROPERTY FEATURES

PRICE: **\$78,000** | COUNTY: **BAXTER** | STATE: **ARKANSAS** | ACRES: **3.9**

- 3.9 surveyed acres overlooking the White River
- Elevated bluff-top setting with panoramic river and valley views
- Blend of mature hardwood timber and natural rock outcroppings for character and privacy
- Single ideal building site oriented to capture the best views
- Utilities available; septic system required for development
- Located in a well-maintained river community with thoughtful covenants and restrictions
- Private community boat launch for convenient White River access
- Use of the community clubhouse for gatherings and recreation
- Annual HOA fee helps maintain shared amenities and community integrity
- Minutes from Cotter, Arkansas, the Trout Capital of the World
- Near White Hole Public Access, Wildcat Shoals, Roundhouse Shoals, Rim Shoals, and Buffalo City Access
- Within driving distance of Norfork Lake and Bull Shoals Lake



ELEVATED BLUFF-TOP SETTING

The landscape here tells its own quiet story. A blend of hardwood timber and rugged rock outcroppings gives the land texture and soul, while the future building site takes full advantage of the panoramic view below.



DRIVING DISTANCE OF NORFOLK LAKE



PRIVATE COMMUNITY BOAT LAUNCH



TIMBER AND ROCK OUTCROPPINGS

A blend of hardwood timber and rugged rock outcroppings gives the land texture and soul, while the future building site takes full advantage of the panoramic view below.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 12' 4.94, -92° 28' 28.22

0ft 159ft 319ft



Maps Provided By:



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27-18N-14W
Baxter County
Arkansas



10/8/2025

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 416.7
Max: 586.8
Range: 170.1
Average: 502.0
Standard Deviation: 55.22 ft

0ft 193ft 386ft

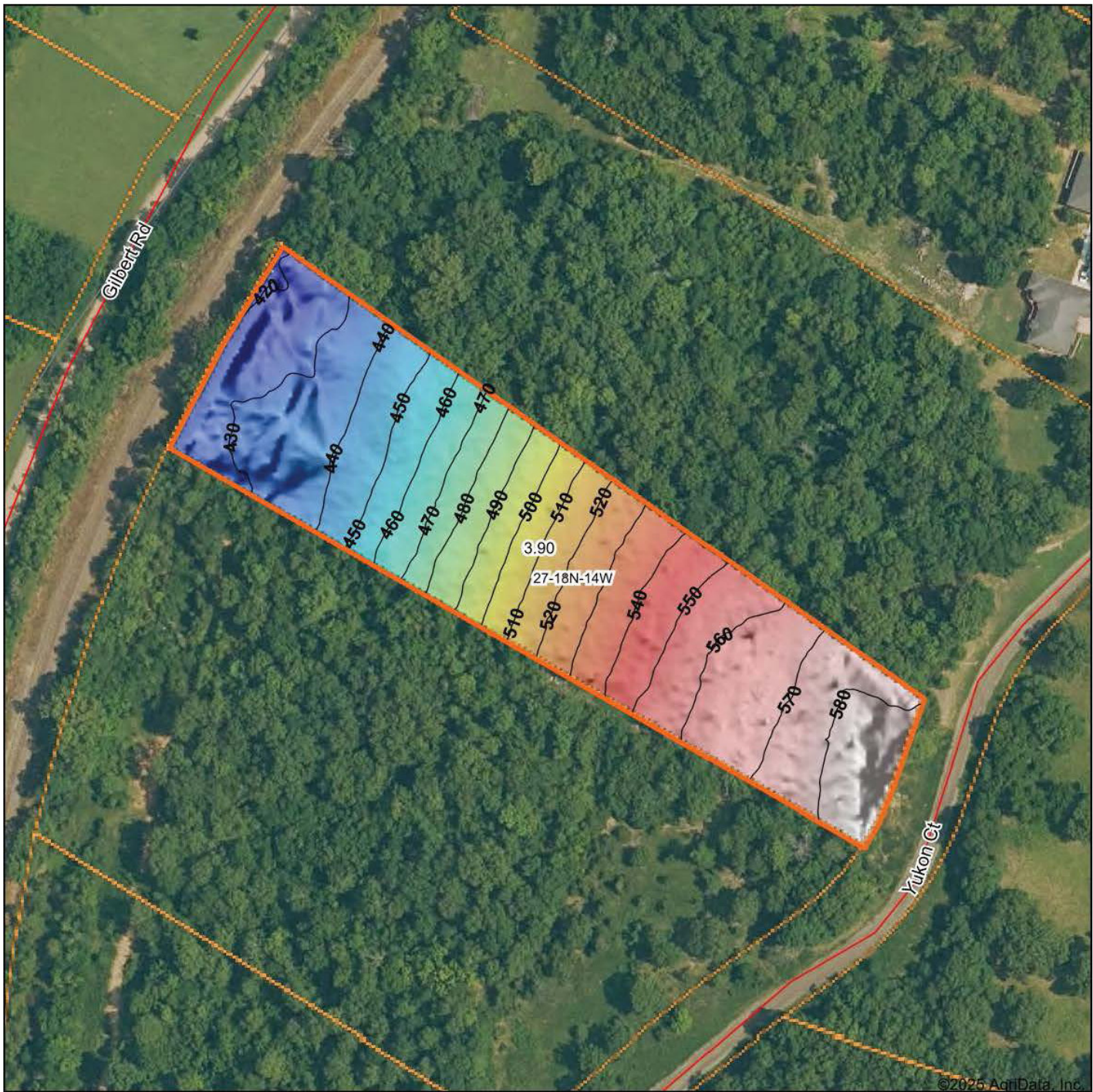


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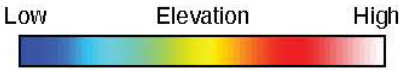
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HILLSHADE MAP



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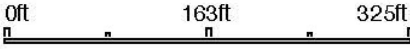
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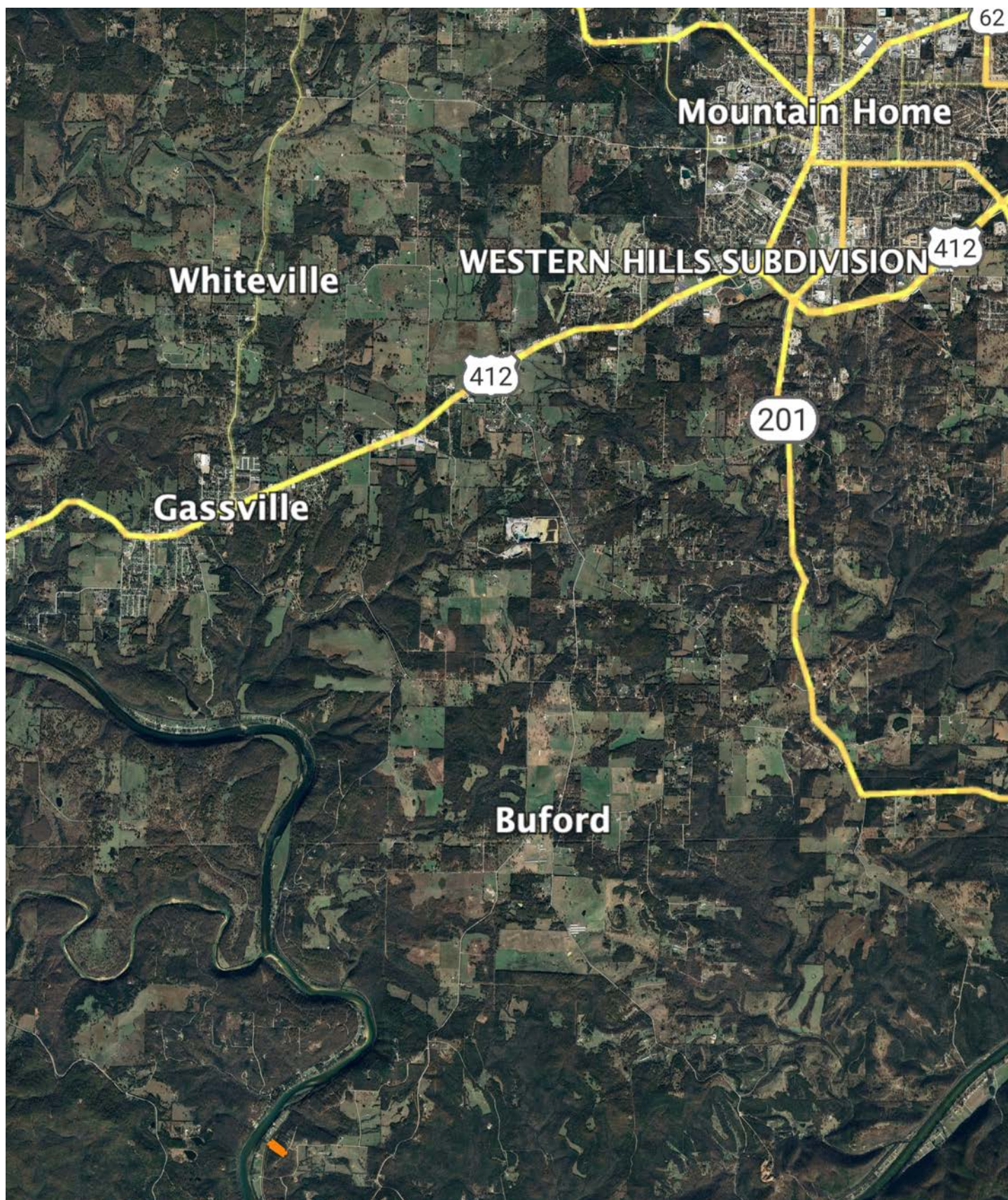


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27-18N-14W
Baxter County
Arkansas

Boundary Center: 36° 12' 4.94, -92° 28' 28.22

OVERVIEW MAP



AGENT CONTACT

Cameron Boyd was born in Jonesboro and raised on the values of hard work, integrity, and reverence for wild places. With deep family roots in agriculture and a lifetime spent outdoors, he understands the land not just as real estate, but as a way of life. Today, he owns a cattle and hay farm in North Central Arkansas — land that doubles as his personal hunting ground and a living canvas for habitat improvement projects in partnership with the Arkansas Game & Fish Commission.

Before entering land sales, Cameron managed large-scale row crop operations, ran heavy equipment for precision land leveling, and even owned a custom cotton harvesting business. If it involved soil, water, or steel, he embraced it and used it to learn every inch of what makes rural ground work.

Cameron serves Northern Arkansas with the eye of a hunter and conservationist, the hands of a builder, and the heart of someone who genuinely wants to help people find their place. He's driven, dependable, and not afraid to take on big challenges — especially when it comes to helping fulfill the lifelong dreams of his clients.



CAMERON BOYD

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