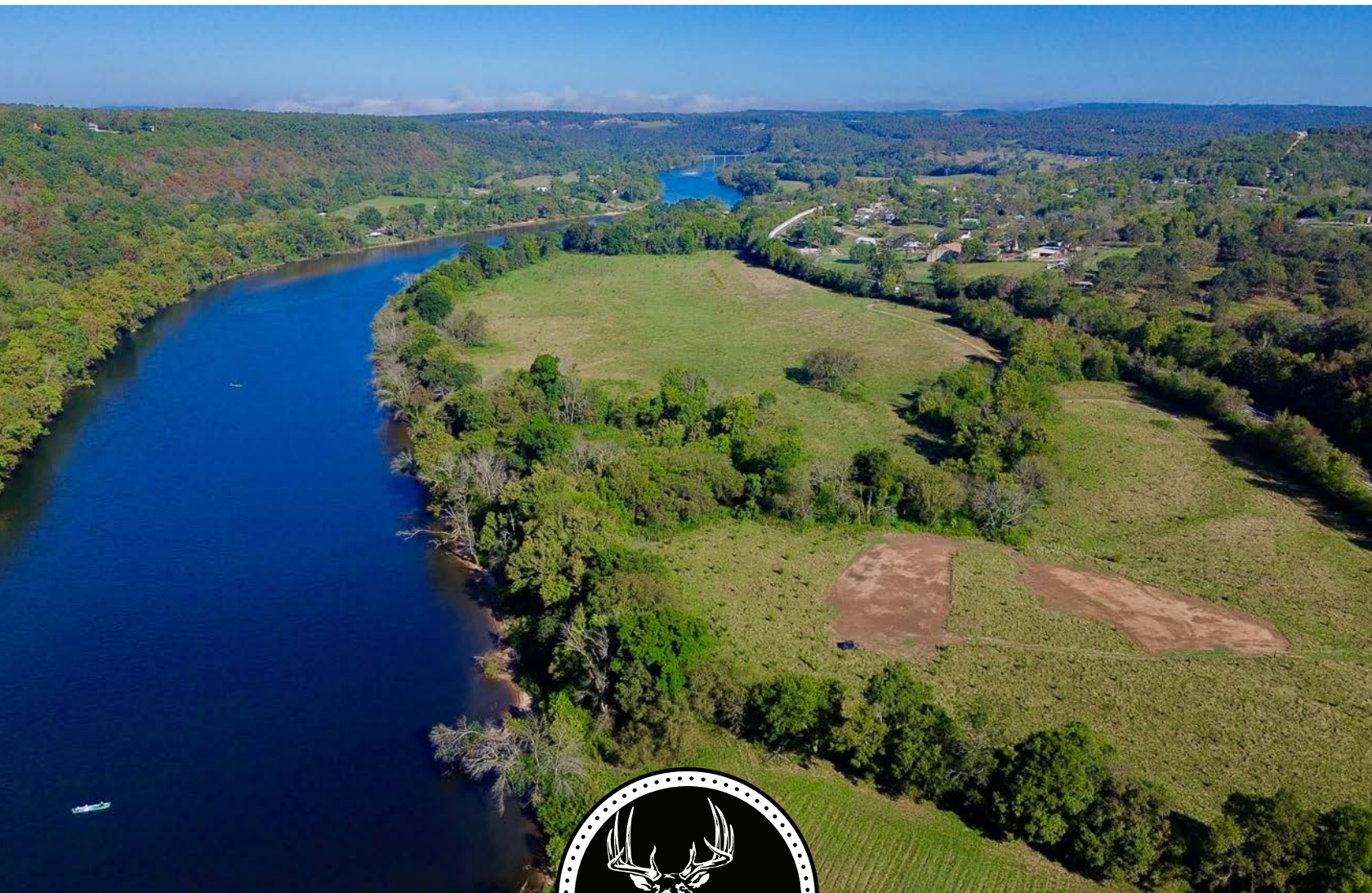


MIDWEST LAND GROUP PRESENTS

97 ACRES IN

BAXTER COUNTY ARKANSAS

71 BLUE WATER LANE, NORFORK, AR 72658



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WORLD CLASS TROUT FISHING WITH 3,500' OF WHITE RIVER FRONTAGE

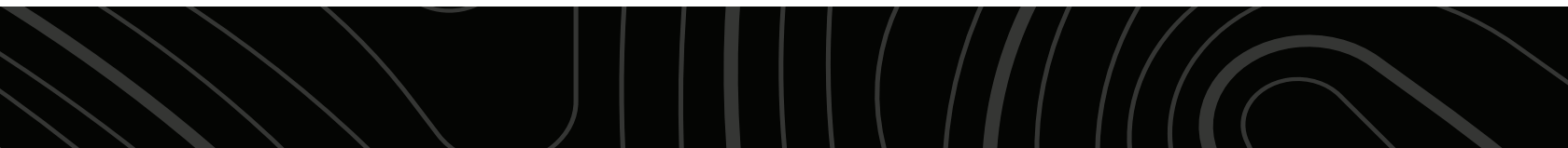
Opportunities like this come along once in a lifetime. Nestled in the heart of the Ozark Mountains, this exceptional 97 +/- acre tract offers an astounding 3,500 +/- feet of White River frontage, one of the most coveted trout fishing destinations in the world. Just 1,500 feet below the confluence of the White and North Fork Rivers, this property sits in a prime location for fly fishing enthusiasts seeking world-class waters. Whether you're dreaming of a private riverfront retreat or a large-scale development, the setting simply cannot be replicated.

Located within the city limits of Norfork, Arkansas, this property boasts approximately 800 feet of Highway 5 frontage, making access seamless while maintaining a sense of privacy and seclusion. With city utilities available and residential zoning already in place, the groundwork is laid for a variety of future uses, from a legacy estate to a thoughtfully designed riverfront

community. The land is primarily open pasture with abundant build sites perched above the river, offering sweeping views and endless possibilities.

Situated just five miles from the Lake Norfork Dam and Quarry Marina, outdoor recreation abounds in every direction. Boating, hiking, and hunting are just minutes away, complementing the unmatched trout fishing right out your back door. The surrounding Ozarks add to the charm, offering natural beauty in all seasons and a peaceful lifestyle that's become increasingly hard to find.

Whether you're an investor, developer, or simply someone in search of a one-of-a-kind riverfront property, this 97 +/- acre property offers major development potential in a truly irreplaceable location. Don't miss your chance to own one of the longest stretches of private White River frontage available!



PROPERTY FEATURES

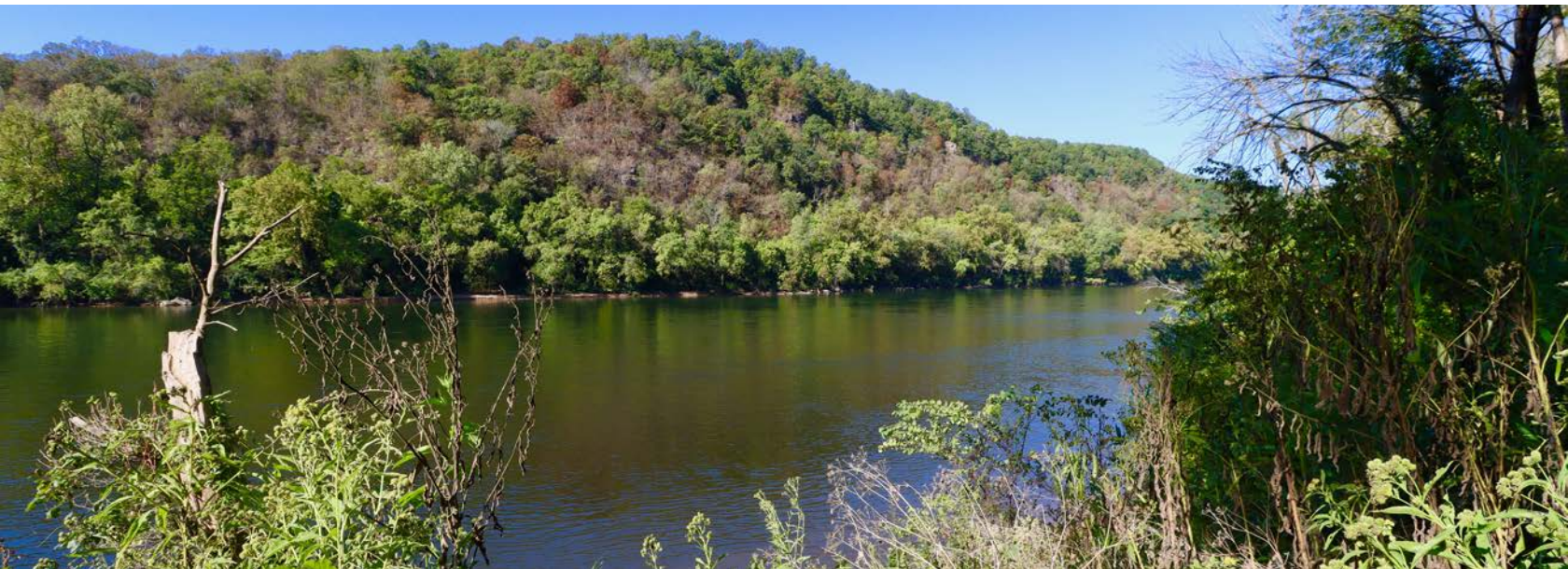
PRICE: **\$1,550,000** | COUNTY: **BAXTER** | STATE: **ARKANSAS** | ACRES: **97**

- 3,500' +/- White River frontage
- 800' +/- Highway 5 frontage
- 1,500' below confluence of White and North Fork Rivers
- World-class trout fishing
- 5 miles to Lake Norfork Dam and Quarry Marina
- Mostly open pasture
- Located in the Norfork City Limits
- Access to city utilities
- Zoned residential
- Major development potential
- Abundant riverfront build sites



3,500' +/- WHITE RIVER FRONTAGE

Just 1,500 feet below the confluence of the White and North Fork Rivers, this property sits in a prime location for fly fishing enthusiasts seeking world-class waters.



MAJOR DEVELOPMENT POTENTIAL



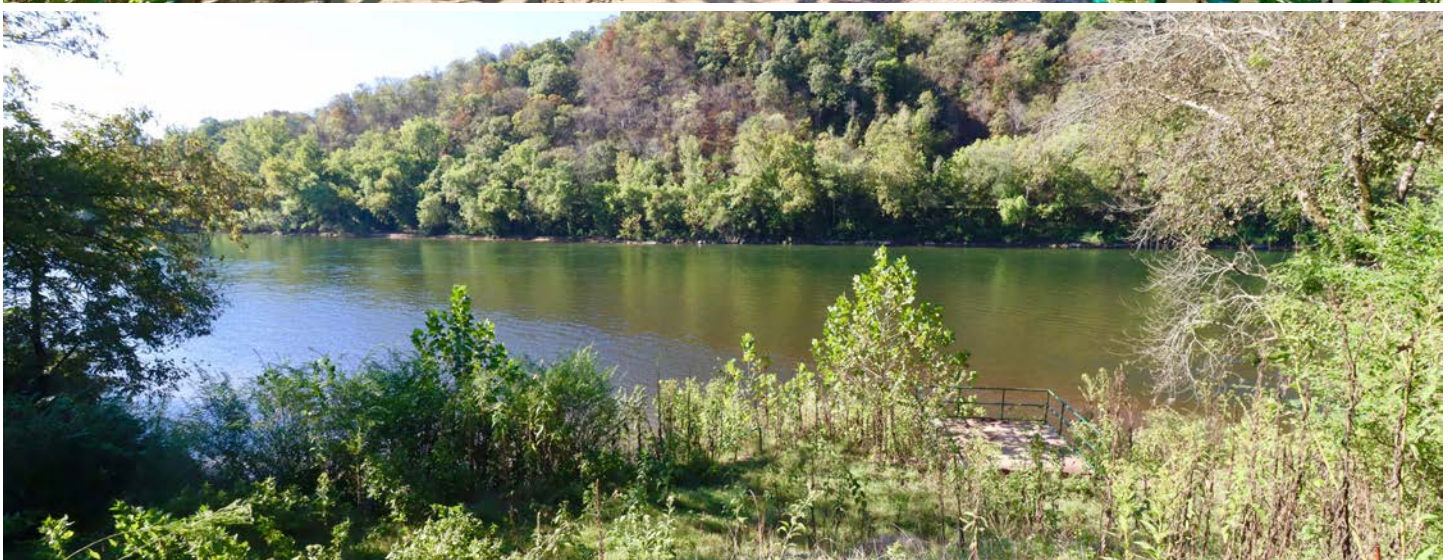
MOSTLY OPEN PASTURE



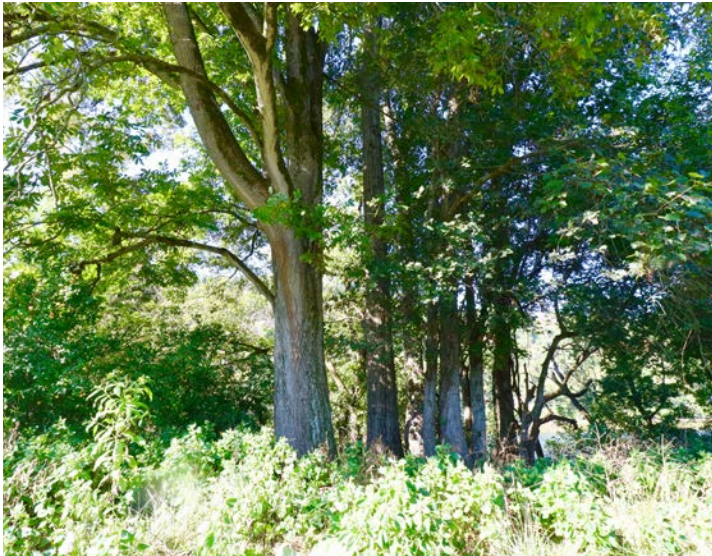
ABUNDANT RIVERFRONT BUILD SITES



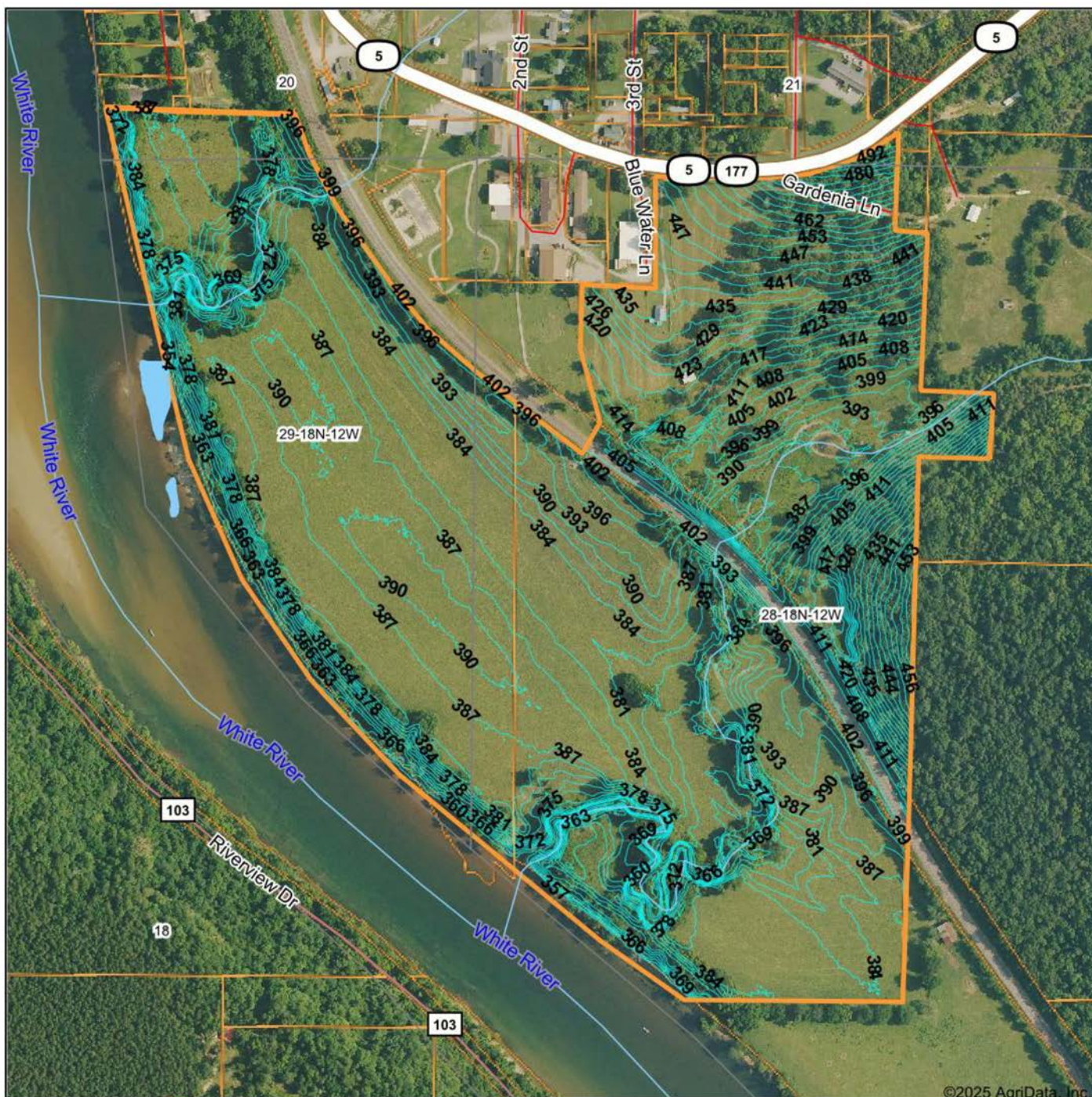
WORLD-CLASS TROUT FISHING



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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www.AgridataInc.com

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 352.7

Max: 495.5

Range: 142.8

Average: 394.6

Standard Deviation: 23.23 ft

0ft 483ft 967ft

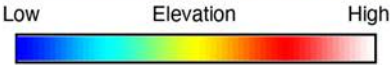
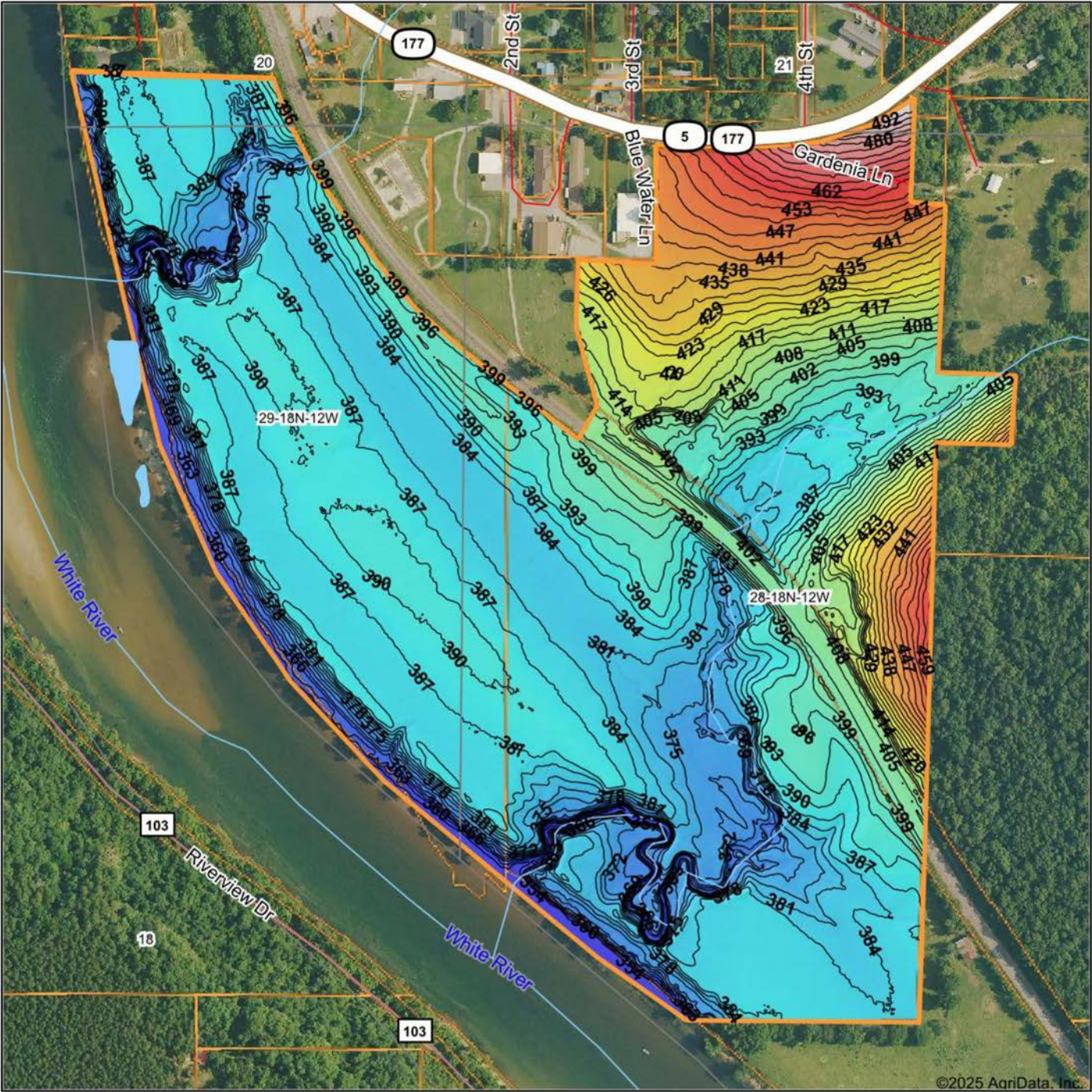


9/29/2025

28-18N-12W
Baxter County
Arkansas

Boundary Center: 36° 12' 8.21, -92° 17' 2.56

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 3

Min: 352.7

Max: 495.5

Range: 142.8

Average: 394.6

Standard Deviation: 23.23 ft



9/29/2025

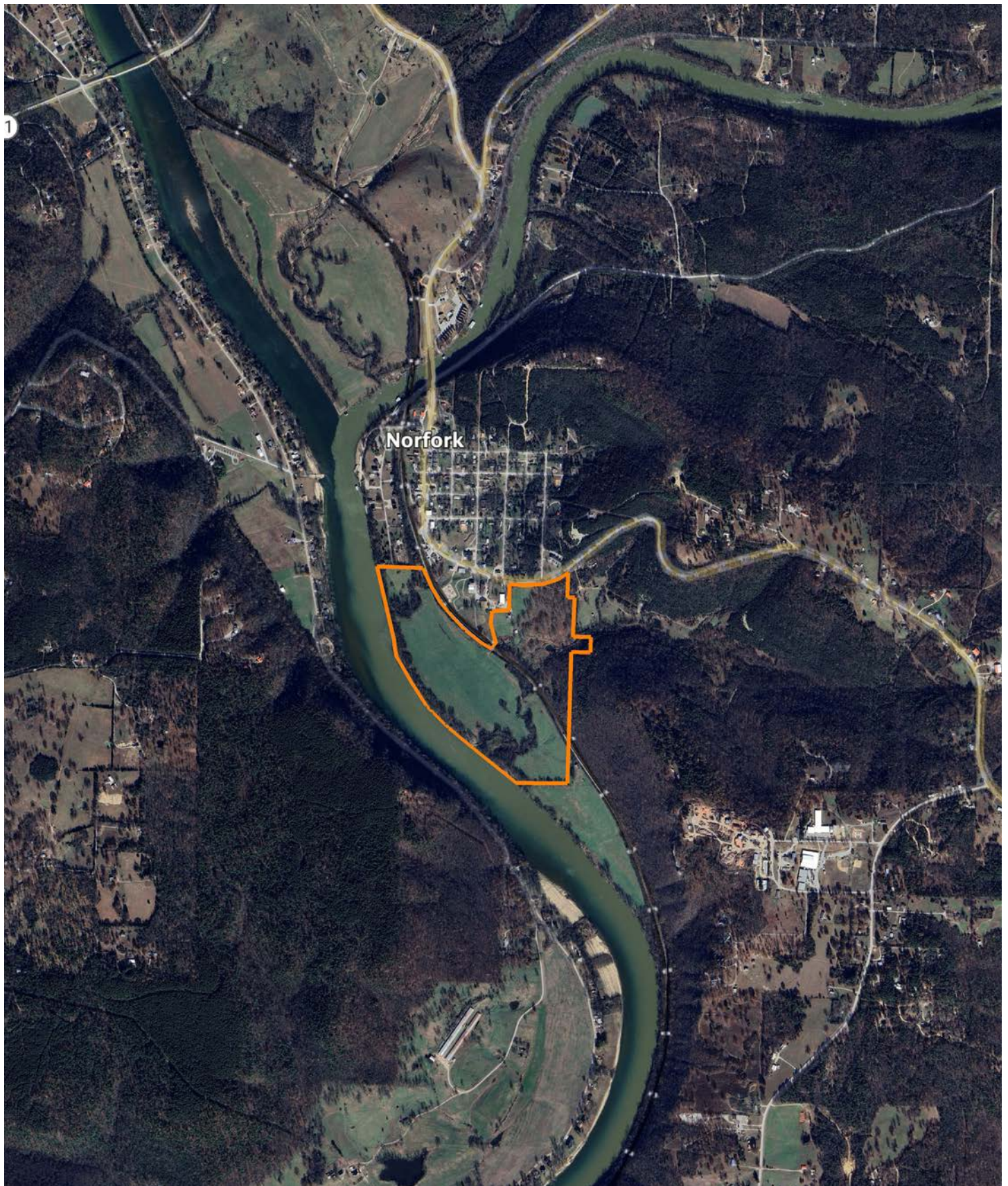
28-18N-12W

Baxter County

Arkansas

Boundary Center: 36° 12' 8.21, -92° 17' 2.56

OVERVIEW MAP



AGENT CONTACT

Actions speak louder than words. That's what Michael Rook believes to be the key factor to his success. Born in Jonesboro, Arkansas, he grew up hearing this phrase preached by his parents so much that it became ingrained in his life philosophy. Michael grew up in the Arkansas Delta surrounded by rice, bean, corn, and cotton farms—some of which he worked on in his youth. He attended Valley View High School and Arkansas State University before going to work in the natural gas distribution industry. After a travel-extensive career in natural gas, Michael longed to plant his roots back in the dirt he grew up on, and find a career that capitalized on his passion for the outdoors.

At Midwest Land Group, he's able to combine that passion with his extensive local market knowledge to see others achieve their goals of land ownership. Michael pours himself into every transaction as if it were his own. Getting a new client is easy, but he knows that it takes honesty and integrity to keep a client, and you can rest assured in that. He doesn't tell clients he'll give them 100%; he proves it. When Michael's not working, you can find him hunting all kinds of game, fishing, golfing or skiing. He resides in Jonesboro, Arkansas, with his wife, Anna, and daughter, Kingston.



MICHAEL ROOK, LAND AGENT
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MidwestLandGroup.com

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