

MIDWEST LAND GROUP PRESENTS

186 ACRES IN

BAXTER COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER LAKEFRONT HAVEN — RARE ACCESS, STUNNING VIEWS, & ENDLESS POTENTIAL

Extremely rare opportunity to own a premier acreage tract overlooking beautiful Lake Norfork! Encompassing approximately 186 +/- acres, this exceptional property features an impressive 8,500 feet of Corps of Engineers frontage, offering a unique combination of privacy, breathtaking scenery, and direct access to one of North Central Arkansas' most desirable lakes. Properties of this caliber seldom become available, making this a truly remarkable offering.

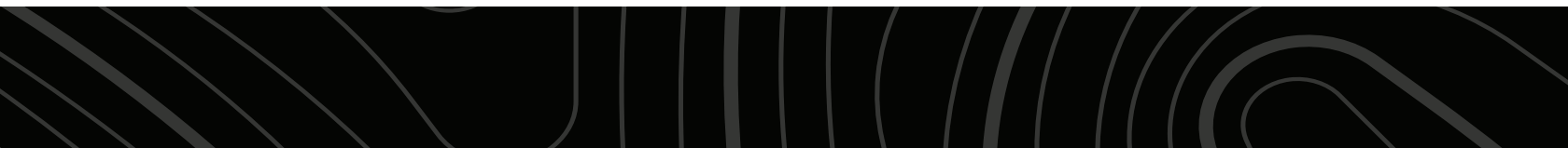
The property offers numerous elevated homesites with panoramic views of Lake Norfork, providing the perfect setting for a private estate, family retreat, or recreational getaway. Unlike most Corps frontage properties, this tract includes rare, usable walk-in lake access in the southwest corner, allowing you to enjoy the water with ease. Existing improvements include a well-maintained 1,200 square foot mobile home with two bedrooms and two bathrooms, complete with a private well, electric service, and high-speed fiber internet from NAEC, providing immediate comfort while you build your dream home or enjoy the property as is.

The land is a beautiful blend of approximately 70 acres of open pasture and the balance in timber, creating an

ideal mix for livestock, hunting, recreation, or future development. The perimeter is fully fenced, with the majority of the boundary cleared for convenient access and maintenance. Approximately 650 feet of paved frontage along County Road 47 provides easy access with room to expand.

For outdoor enthusiasts, this property is truly unmatched. It is the only privately owned tract with walk-in access to more than 300 acres of adjoining public hunting ground, creating exceptional opportunities for hunting and recreation. The property itself is loaded with deer and turkey, making it a premier destination for sportsmen while still offering incredible lakefront beauty and privacy.

Conveniently located just 2 miles north of Henderson and only a 15-minute drive to Mountain Home, this one-of-a-kind property combines stunning lake views, rare water access, existing improvements, outstanding hunting opportunities, and exceptional long-term investment potential. Whether you're searching for a permanent residence, recreational retreat, working farm, or legacy property to pass down for generations, opportunities like this are extraordinarily rare.



PROPERTY FEATURES

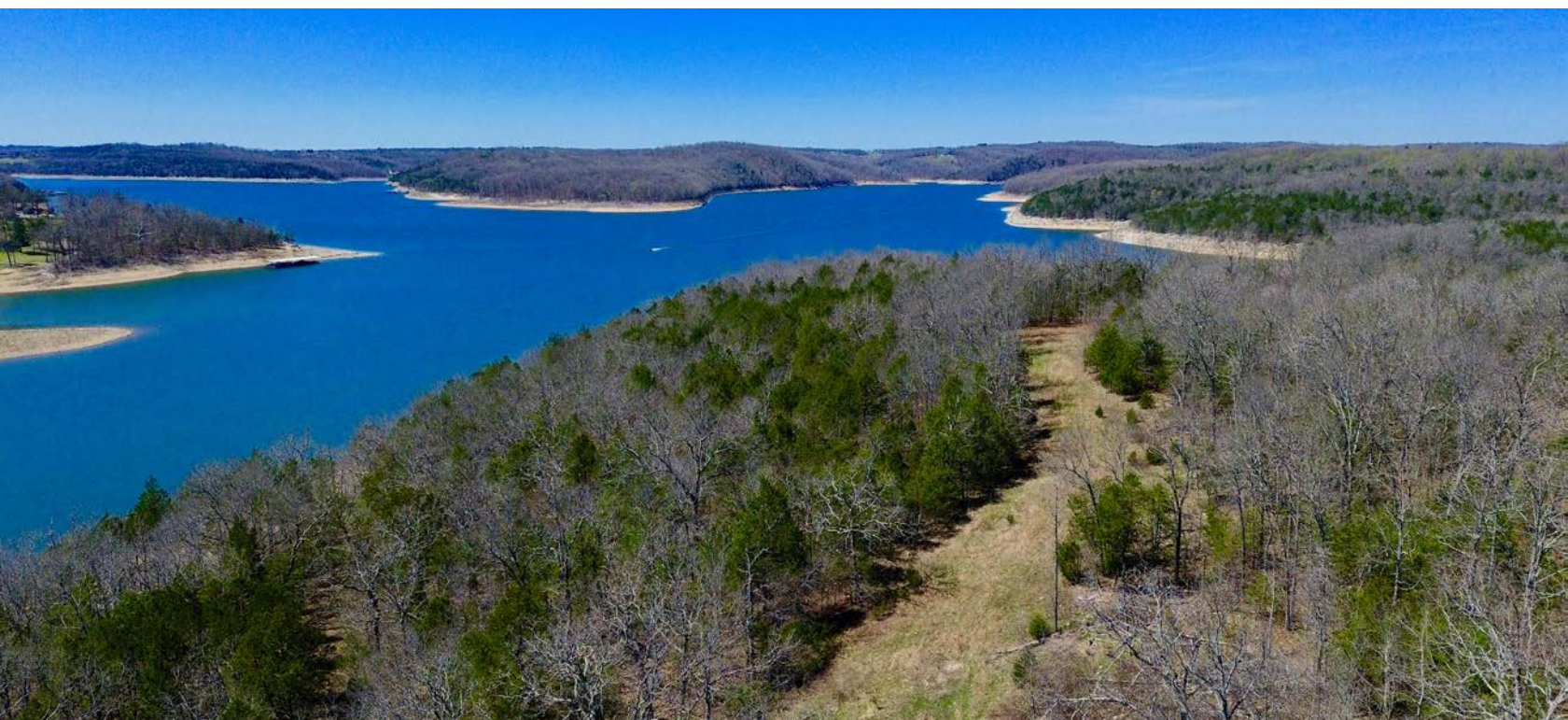
COUNTY: **BAXTER** | STATE: **ARKANSAS** | ACRES: **186**

- 8,500' of Corps of Engineers frontage
- Approximately 60 acres of pasture, remaining acreage in timber
- Fenced perimeter, with majority of perimeter having been cleared for access
- Numerous build sites with incredible views of Lake Norfork
- Extremely rare lake frontage with access to water in southwest corner
- Multiple springs
- Only property with walk-in access to over 300 acres of adjoining public hunting ground
- Loaded with deer and turkey
- Access off paved County Road 47
- Located 2 miles north of Henderson, AR
- 15 minute drive to Mountain Home, AR



8,500' OF CORPS OF ENGINEERS FRONTAGE

Encompassing approximately 186 +/- acres, this exceptional property features an impressive 8,500 feet of Corps of Engineers frontage, offering a unique combination of privacy, breathtaking scenery, and direct access to one of North Central Arkansas' most desirable lakes.



60 ACRES OF PASTURE



REMAINING ACREAGE IN TIMBER



NUMEROUS BUILD SITES

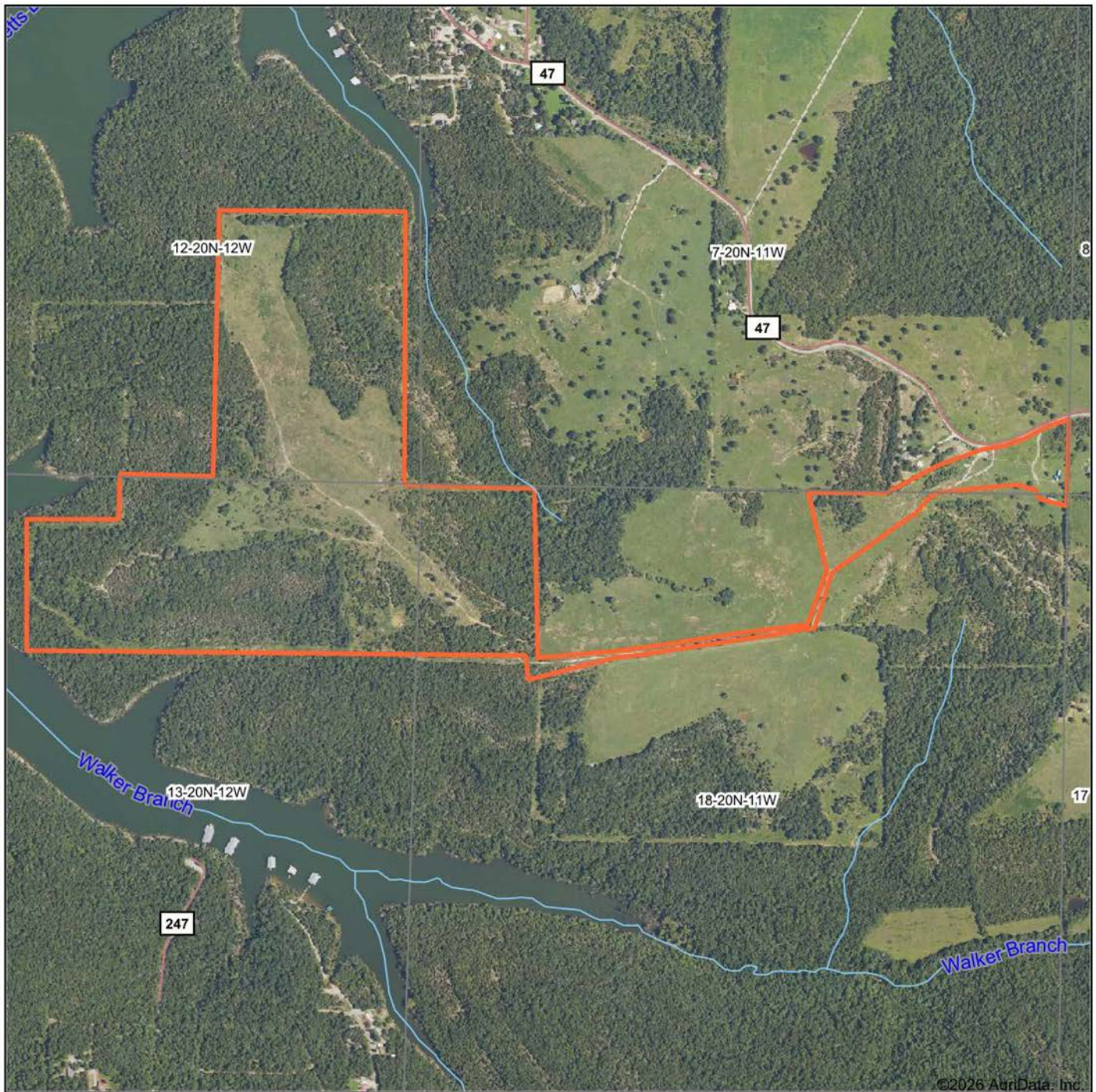


1,200 SQUARE FOOT MOBILE HOME

Existing improvements include a well-maintained 1,200 square foot mobile home with two bedrooms and two bathrooms, complete with a private well, electric service, and high-speed fiber internet from NAEC, providing immediate comfort while you build your dream home or enjoy the property as is.



AERIAL MAP



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Boundary Center: 36° 24' 32.16, -92° 12' 4.83

0ft 1160ft 2320ft



Maps Provided By:



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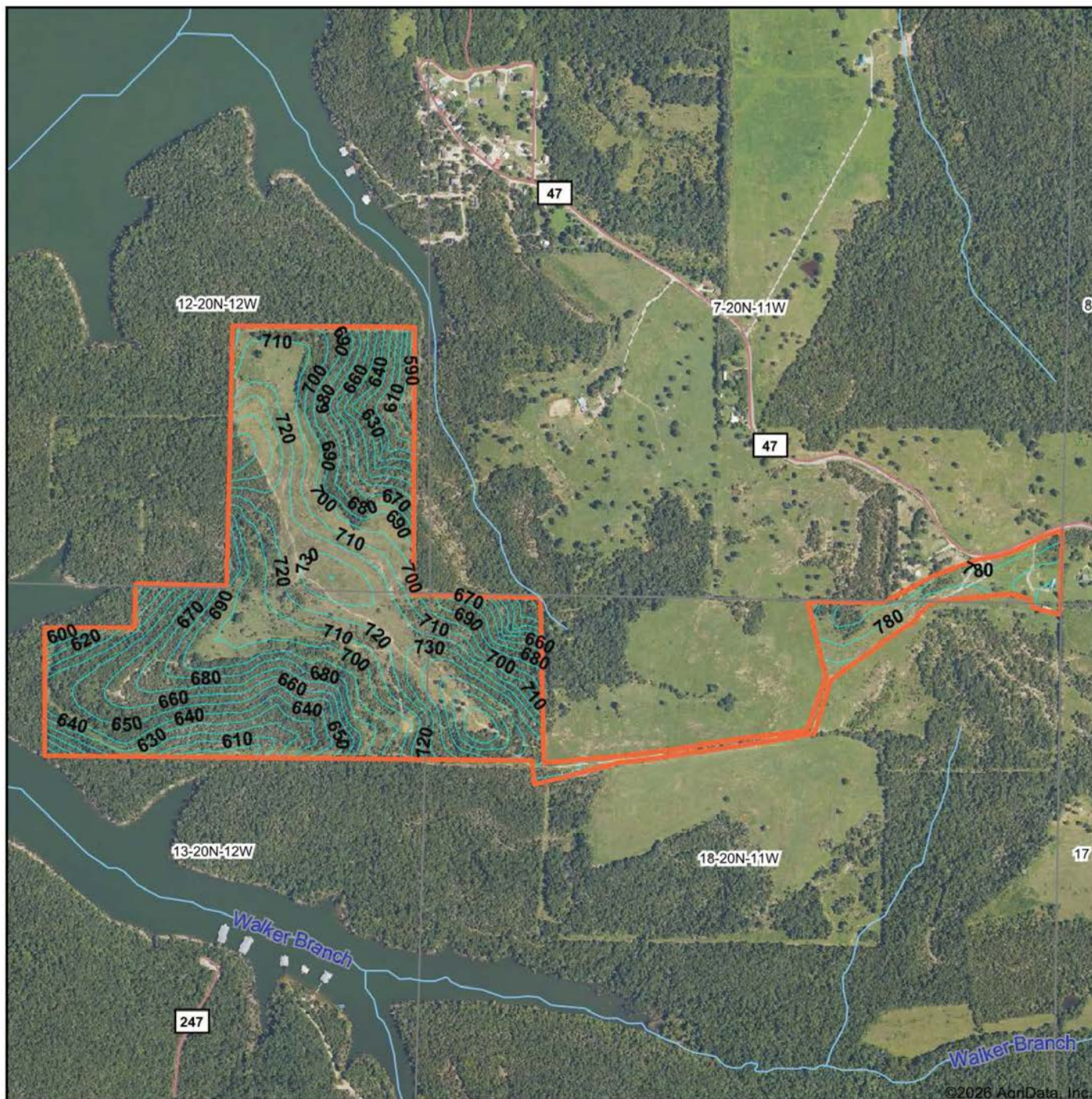
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7-20N-11W
Baxter County
Arkansas



7/7/2026

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 577.2

Max: 805.0

Range: 227.8

Average: 695.0

Standard Deviation: 47.8 ft

0ft 1195ft 2390ft

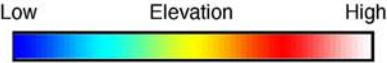
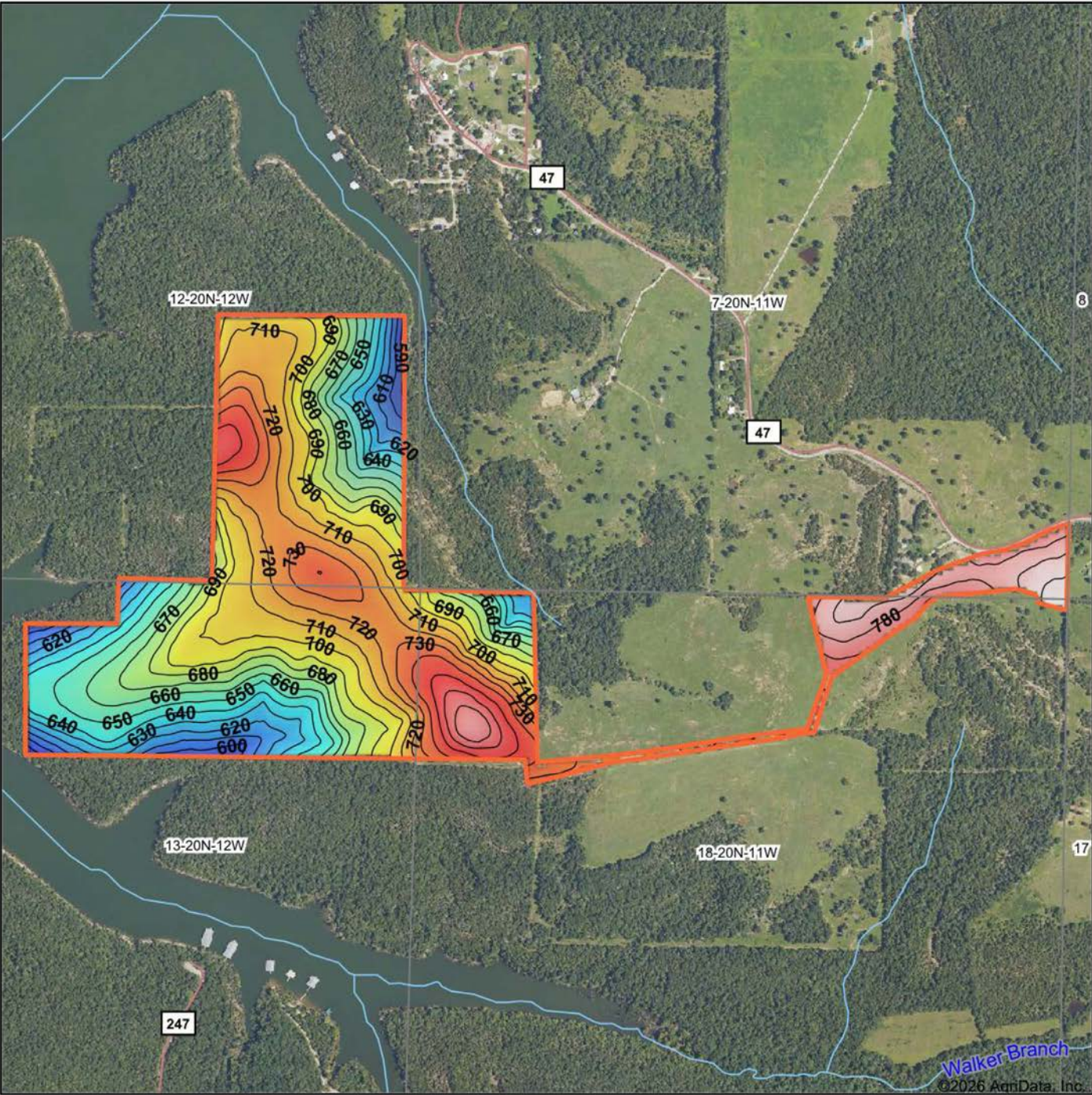


7/7/2026

7-20N-11W
Baxter County
Arkansas

Boundary Center: 36° 24' 32.16, -92° 12' 4.83

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 577.2
Max: 805.0
Range: 227.8
Average: 695.0
Standard Deviation: 47.8 ft

0ft 1165ft 2329ft



7-20N-11W
Baxter County
Arkansas

Boundary Center: 36° 24' 32.16, -92° 12' 4.83

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.



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MidwestLandGroup.com

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