

MIDWEST LAND GROUP PRESENTS



40 ACRES
INDEPENDENCE COUNTY, AR

Whiskey Creek Lane, Batesville, Arkansas, 72501



MIDWEST LAND GROUP IS HONORED TO PRESENT

40 ACRES OF TERRACED TIMBERLAND

Tucked away off Whiskey Creek Lane, this 40 +/- acre tract in rural Independence County offers a landscape that feels untouched and unforgettable. Step off the 2-track road, follow the trail winding uphill, and discover a naturally terraced landscape framed by towering bluffs, dramatic rock formations, and mature hardwood timber. Multiple species of oak blanket the ridges and hollows, creating exceptional habitat for deer and turkey and making this property a true haven for hunters, outdoorsmen, or anyone seeking privacy in the Ozark foothills.

With nearly 300 feet of elevation change, the terrain offers stunning character, excellent recreational potential, and

multiple scenic building sites hidden among the trees and stone outcroppings. Electric is already on site, and rural water is available at the road, giving you a head start, whether you envision a cabin retreat, hunting camp, or future homesite.

Conveniently located just 8.6 miles from Batesville and only 39 miles from Heber Springs, this property combines seclusion and natural beauty with easy access to town amenities, rivers, and outdoor recreation. Rarely do tracts with this kind of topography, habitat, and character come available.



PROPERTY FEATURES

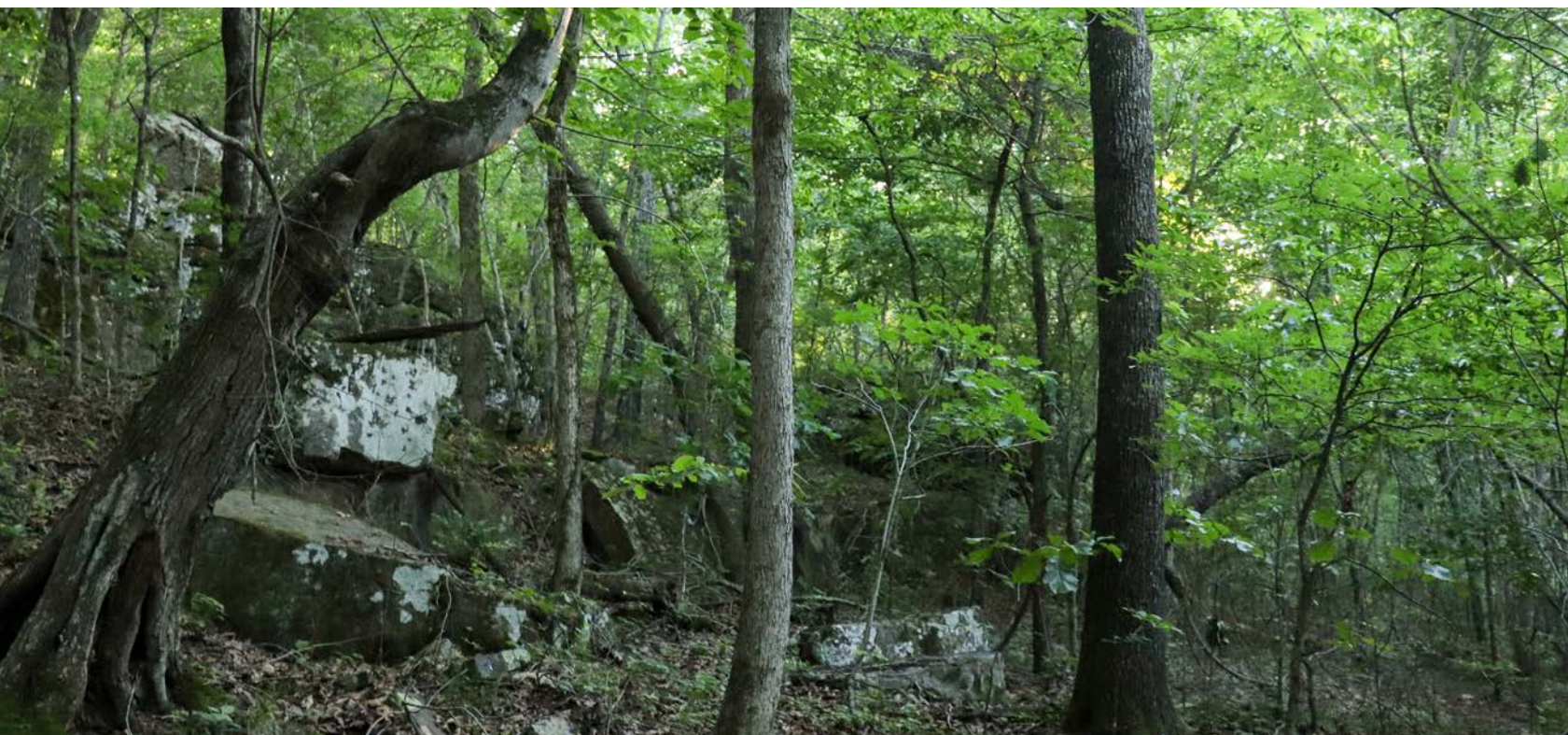
COUNTY: **INDEPENDENCE** | STATE: **ARKANSAS** | ACRES: **40**

- Unique terraced landscape with bluff lines and rock formations
- Mature hardwood timber with multiple oak species
- Excellent deer and turkey habitat
- Nearly 300 feet of elevation change
- Scenic trails and ridge-top views
- Electric on site
- Rural water available at the road
- Private setting with outstanding recreational potential
- Ideal for hunting, hiking, cabin retreat, or future homesite
- Just 8.6 miles from Batesville
- Approximately 39 miles from Heber Springs



TERRACED LANDSCAPE

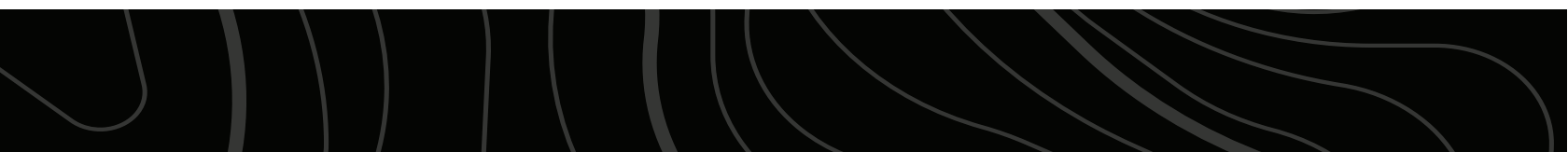
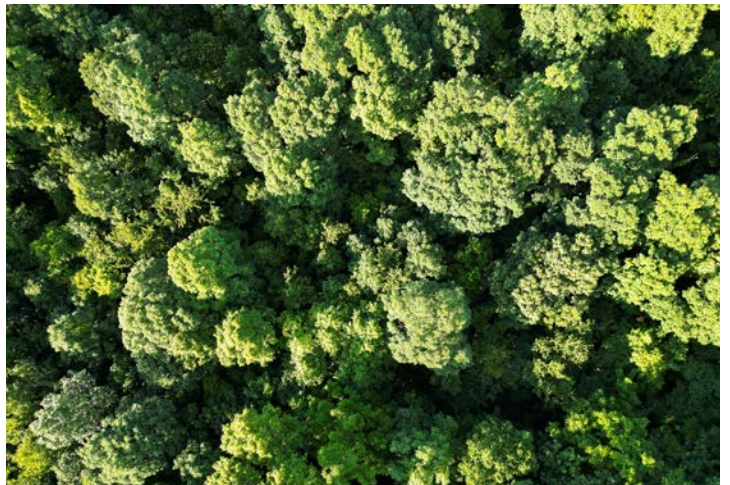
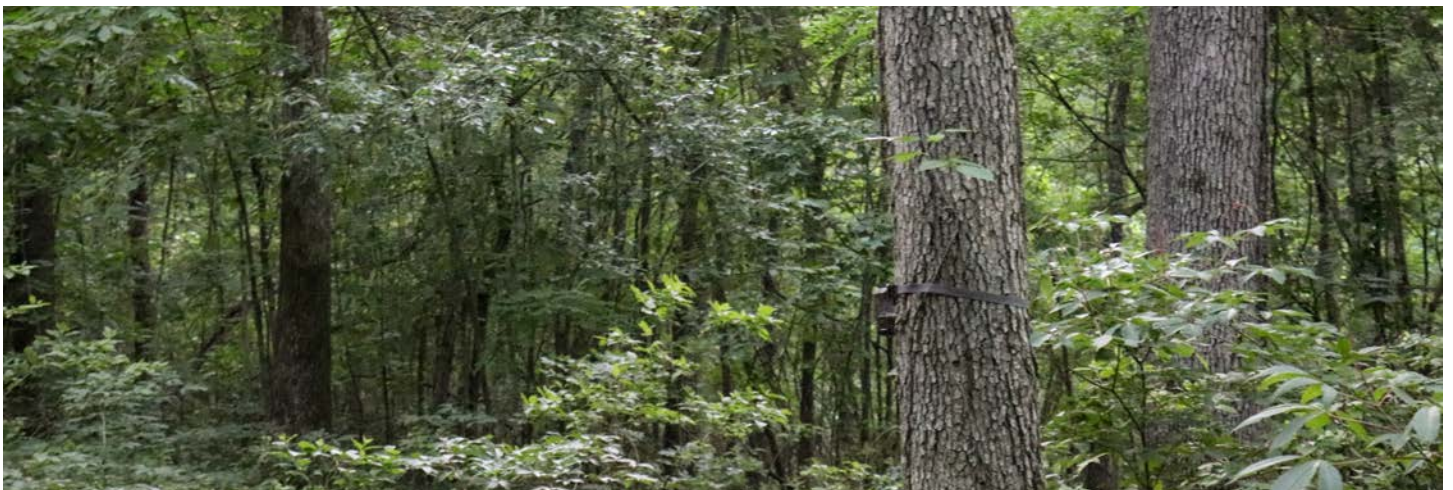
With nearly 300 feet of elevation change, the terrain offers stunning character, excellent recreational potential, and multiple scenic building sites hidden among the trees and stone outcroppings.



SCENIC TRAILS



MATURE HARDWOOD TIMBER



ROCK FORMATIONS



EXCELLENT WILDLIFE HABITAT

Multiple species of oak blanket the ridges and hollows, creating exceptional habitat for deer and turkey and making this property a true haven for hunters, outdoorsmen, or anyone seeking privacy in the Ozark foothills.



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

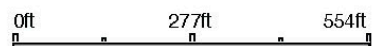
Min: 448.3

Max: 753.6

Range: 305.3

Average: 608.6

Standard Deviation: 86.09 ft

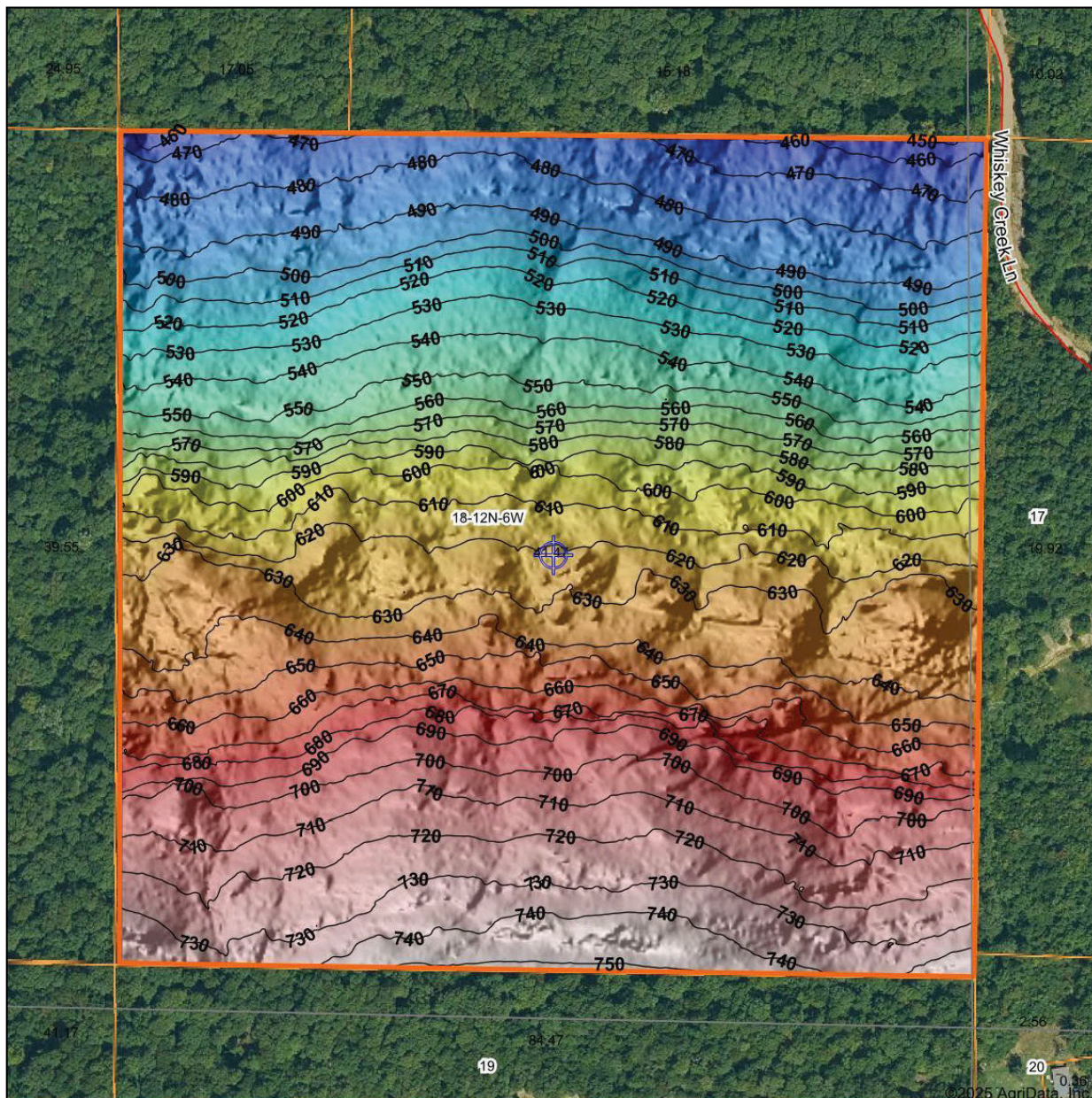


11/4/2025

18-12N-6W
Independence County
Arkansas

Boundary Center: 35° 39' 56.65, -91° 40' 15.46

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 448.3

Max: 753.6

Range: 305.3

Average: 608.6

Standard Deviation: 86.09 ft

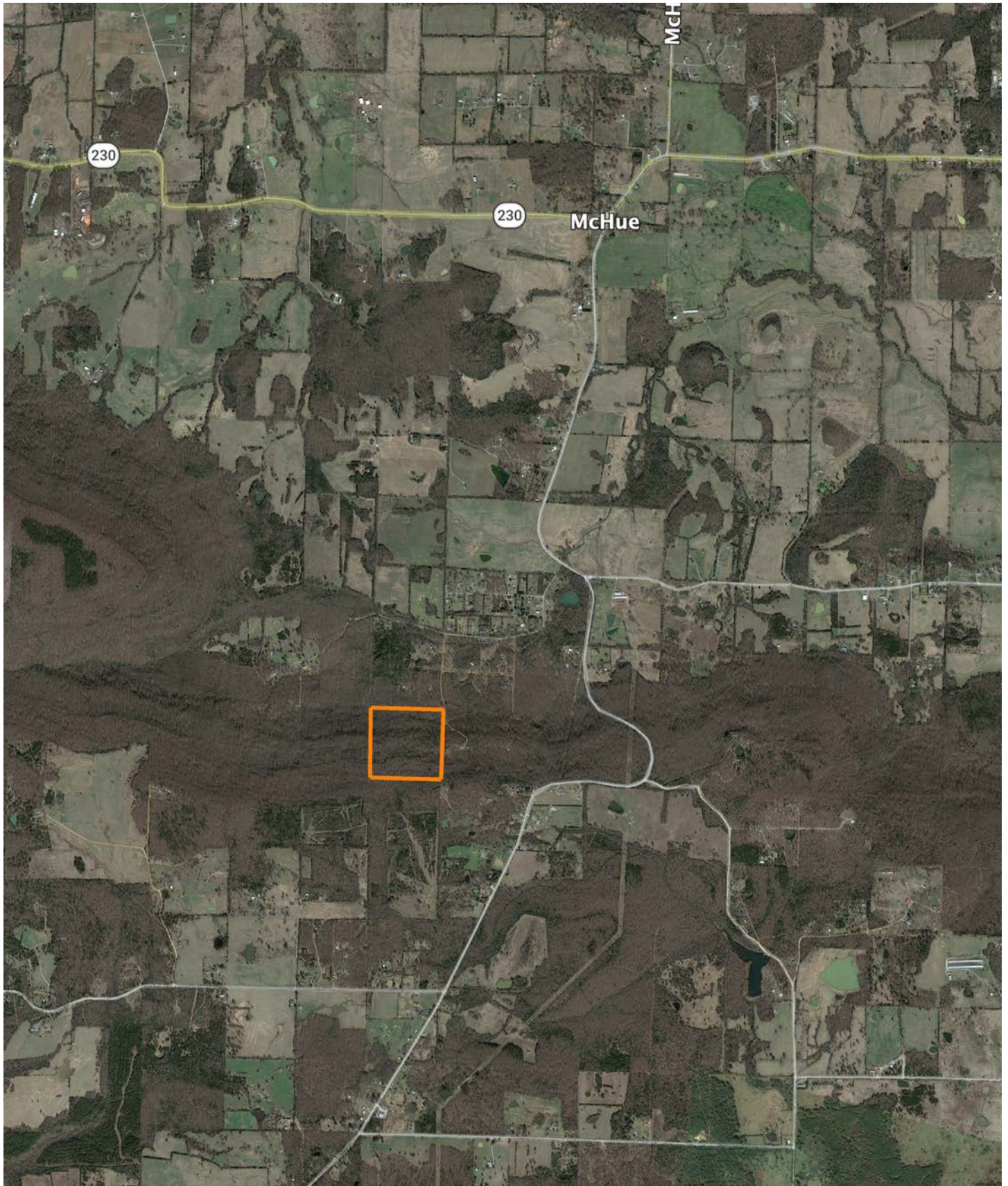


11/4/2025

18-12N-6W
Independence County
Arkansas

Boundary Center: 35° 39' 56.65, -91° 40' 15.46

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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