

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

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# YELL COUNTY ARKANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# TRACT 2 - 10 +/- ACRE BUILD SITE IN YELL COUNTY

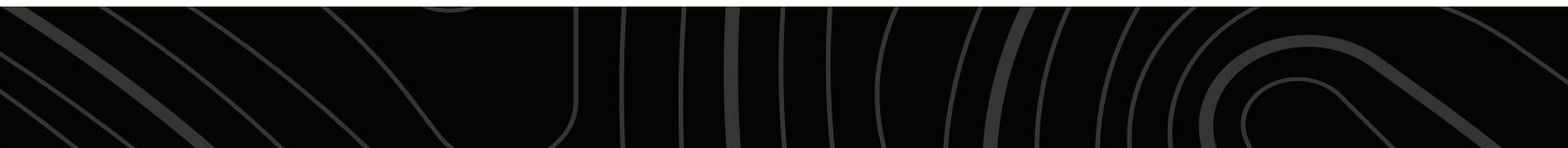
Tract 2 of 5, a 10 +/- acre building site, is conveniently situated between Dardanelle and Danville. The property is located on County Road 426, west of Dardanelle. Comprised of young growth pine and hardwoods, the

clearing required for a homesite will be minimal. The property is positioned 0.2 miles from the Ozark National Forest, providing abundant hunting and recreational opportunities directly accessible from the location.

## PROPERTY FEATURES

COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **10**

- Build site
- Near Dardanelle
- Near Danville
- Utilities nearby
- Flat topography
- 0.2 miles to Ozark National Forest
- Hunting and recreational opportunities
- Privacy close to town
- Pine and hardwood
- County road frontage



# COUNTY ROAD FRONTAGE

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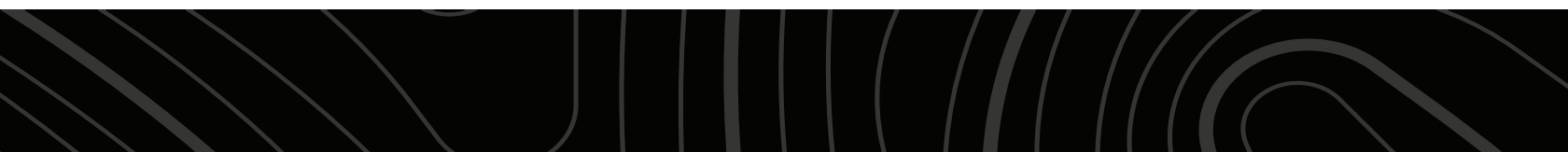
# PINE AND HARDWOOD

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# 0.2 MILES TO OZARK NATIONAL FOREST

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# ADDITIONAL PHOTOS

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# AERIAL MAP

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# OVERVIEW MAP



# AGENT CONTACT

Born in Paris and raised in Scranton, Arkansas, Michael Joe Johnson has spent his entire life connected to the land, the people, and the rural way of life that defines West Central Arkansas. Growing up on a small farm and later discovering his passion for whitetail and turkey hunting in the early 2000s, Michael Joe developed an appreciation for land not only for its value, but for the memories, opportunities, and legacy it provides.

Michael Joe's journey into land sales began from the other side of the table - when he purchased his own farm through Midwest Land Group in 2020. The professionalism, communication, and continued follow-up he received made a lasting impression, inspiring him to help others experience that same level of service. As a former business owner who operated Johnson Industrial Coatings across five states for more than a decade, he understands client expectations, large-scale projects, and the importance of clear and dependable communication.

Whether advising on setting up bare farms for hunting or guiding first-time land buyers through a major investment, Michael Joe brings empathy and firsthand experience to every conversation. A former school board member for four years, a devout Christian, and member of American Legion Post 258, he is proud to serve the region he calls home with honesty, work ethic, and the ability to find common ground with just about anyone.

When you're ready to buy or sell rural property in West Central Arkansas, Michael Joe Johnson is ready to help every step of the way.



**MICHAEL JOE JOHNSON**, LAND AGENT

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