

MIDWEST LAND GROUP PRESENTS

7.75 ACRES IN

BAXTER COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FRONT PORCH TO FISHING HOLE IN MINUTES: 7.75 ACRES NEAR THE WHITE RIVER

Tucked into the rolling Ozark landscape just outside Mountain Home, this 7.75 +/- acre property offers a rare combination of build-ready terrain, excellent access, and proximity to some of Arkansas's most celebrated waterways. With mostly level ground and mature hardwoods scattered throughout, the land feels both open and inviting, providing natural shade and a picturesque setting for your future home.

Surrounded on three sides by paved county roads, the property offers exceptional flexibility for development. Whether you envision a private retreat with a spacious yard or wish to explore subdivision opportunities in accordance with community guidelines, the acreage provides plenty of room to bring your plans to life. A unique advantage is the potential for a drive-through layout, allowing access from county roads on opposite sides of the tract.

Located within White River Valley Subdivision, residents enjoy access to community amenities, including a clubhouse and private boat ramp on the legendary White River. Electricity is available at the road, while a private well and septic system will be required. Protective covenants and restrictions help maintain the community's appeal, and an annual HOA fee applies.

The location places you in the heart of one of the Ozarks' premier recreation destinations. Just minutes away is Cotter, Arkansas, proudly known as the "Trout Capital of the World," where anglers travel from across the country to experience the White River's renowned fishing. Nearby adventures await on Norfork Lake, Bull Shoals Lake, and the Norfork River, while Buffalo City offers access to the scenic confluence of the White and Buffalo Rivers.

For those who love the outdoors, several of the region's most popular White River access points—including Wildcat Shoals, Roundhouse Shoals, Rim Shoals, and Cartney Access—are all within easy reach. Whether your ideal day involves casting a fly line into crystal-clear water, boating on the lakes, or simply enjoying the quiet beauty of the Ozarks from your own front porch, this property places it all within reach.

Opportunities to own a tract of this size, with this level of accessibility and access to world-class outdoor recreation, are becoming increasingly difficult to find. This is a chance to create the lifestyle you've been dreaming about in one of north Arkansas's most sought-after river communities.

PROPERTY FEATURES

COUNTY: **BAXTER** | STATE: **ARKANSAS** | ACRES: **7.75**

- White River Valley Subdivision
- Mostly level terrain requiring minimal site preparation
- Surrounded on three sides by paved county roads
- Mature hardwood trees provide shade and natural beauty
- Multiple potential building sites
- Plenty of room for a home, yard, and outdoor living spaces
- Potential to subdivide subject to community guidelines and restrictions
- Unique opportunity for a drive-through driveway with road access on opposite sides
- Electricity available at the road
- Private well and septic system required
- Access to the community boat ramp on the White River
- Access to the community clubhouse
- Protective covenants and restrictions help preserve property values
- Annual HOA fee
- Minutes from Cotter, Arkansas, the "Trout Capital of the World"
- Near Norfork Lake and Bull Shoals Lake
- Close to the Norfork River and Buffalo City
- Convenient access to Wildcat Shoals, Roundhouse Shoals, Rim Shoals, and Cartney Access on the White River
- Excellent location for fishing, boating, kayaking, and outdoor recreation



MULTIPLE POTENTIAL BUILDING SITES



ELECTRICITY AVAILABLE AT THE ROAD



MOSTLY LEVEL TERRAIN



SURROUNDED ON 3 SIDES BY PAVED ROADS



WHITE RIVER COMMUNITY BOAT RAMP



AERIAL MAP



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Map Center: 36° 12' 1.16, -92° 28' 20.82

0ft 150ft 300ft



Maps Provided By:



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27-18N-14W
Baxter County
Arkansas



6/23/2026

TOPOGRAPHY MAP



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Maps Provided By:
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 571.5
Max: 592.9
Range: 21.4
Average: 585.0
Standard Deviation: 4 ft

0ft 184ft 367ft

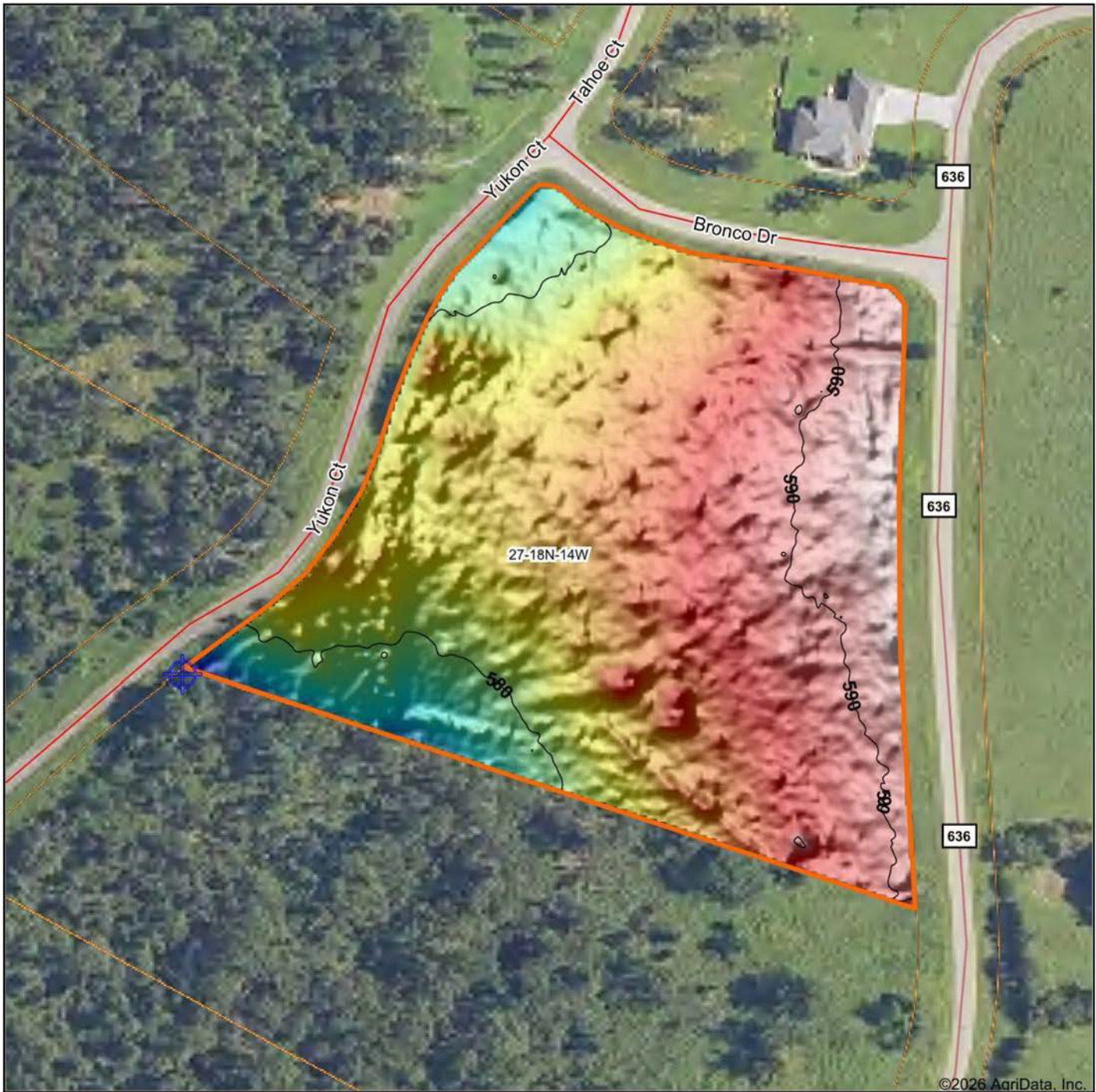


6/23/2026

27-18N-14W
Baxter County
Arkansas

Boundary Center: 36° 12' 1.16, -92° 28' 20.82

HILLSHADE MAP

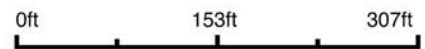


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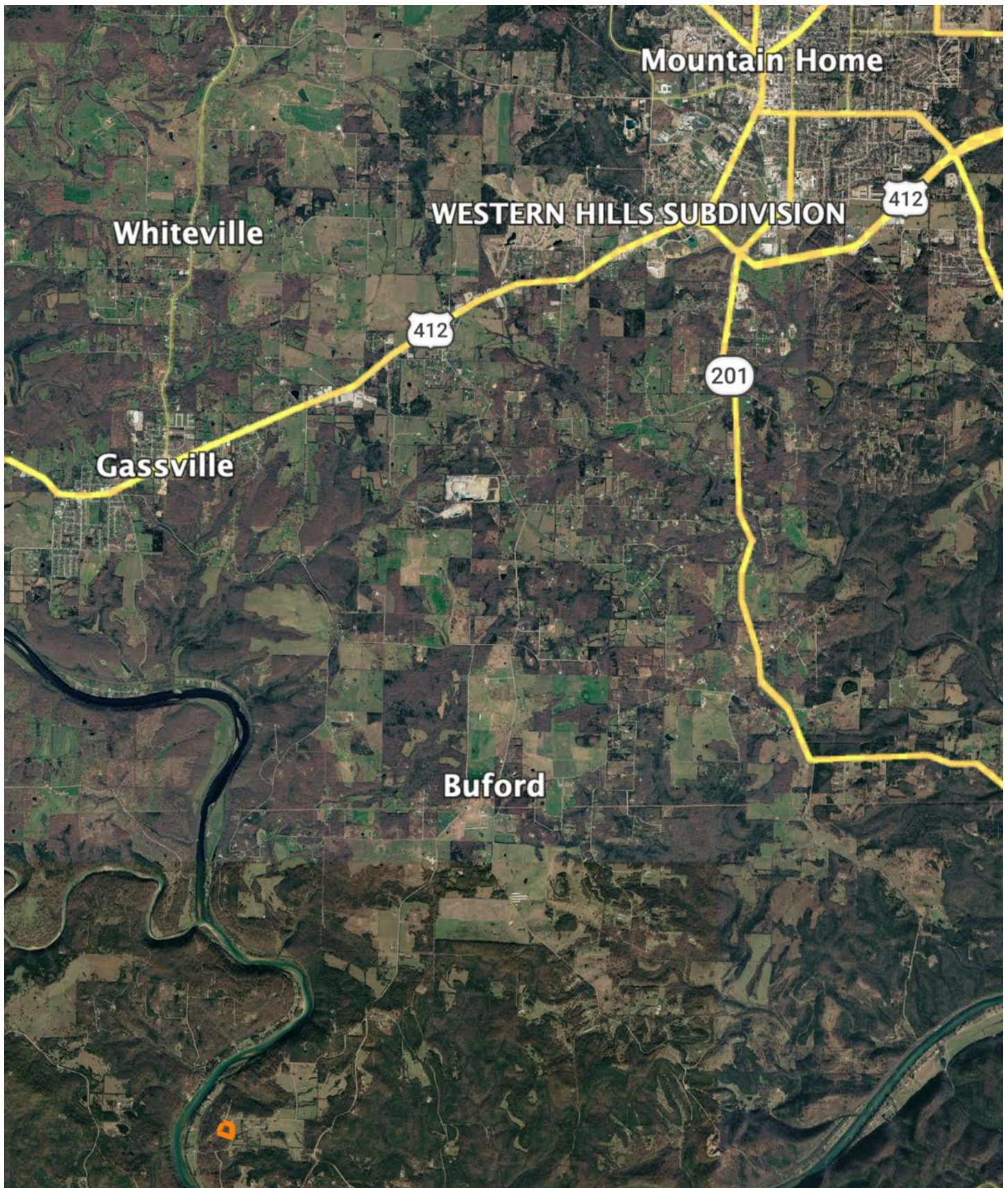


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27-18N-14W
Baxter County
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Boundary Center: 36° 12' 1.16, -92° 28' 20.82

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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