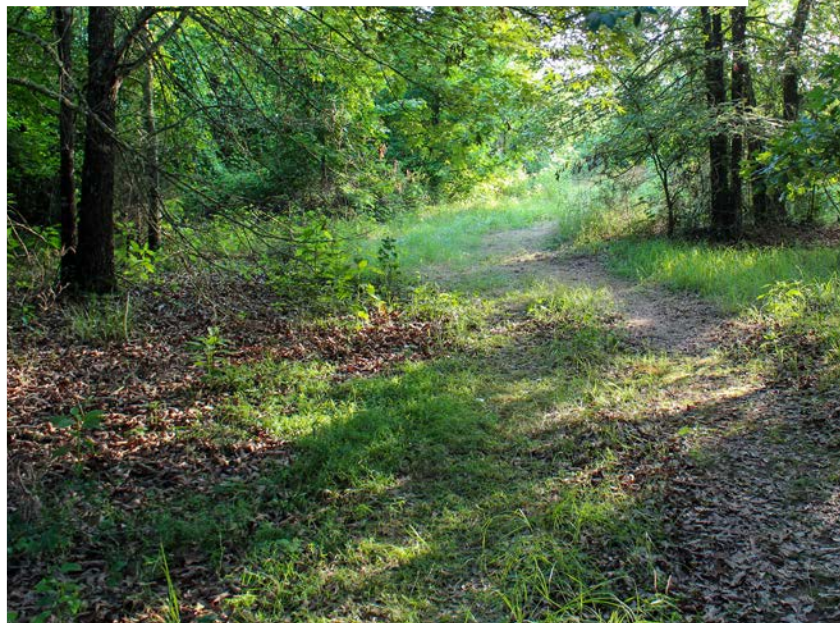


MIDWEST LAND GROUP PRESENTS



**24 AVAILABLE TRACTS IN
LOGAN COUNTY, AR**

Highway 197, New Blaine, Arkansas 72851



MIDWEST LAND GROUP IS HONORED TO PRESENT

5 +/- ACRE BUILD SITES NEAR SHOAL BAY PARK

Midwest Land Group is pleased to present 24 individual building sites located adjacent to Shoal Bay Park in New Blaine, Arkansas. These tracts, which will be surveyed into approximately 5 +/- acre parcels, offer level sites that require minimal preparation for construction. Centrally located between Paris and Dardenelle. The interior tracts will be accessible via a planned road, and city water service is slated for installation.

These parcels are designed to meet a variety of needs, providing an excellent opportunity for anyone looking

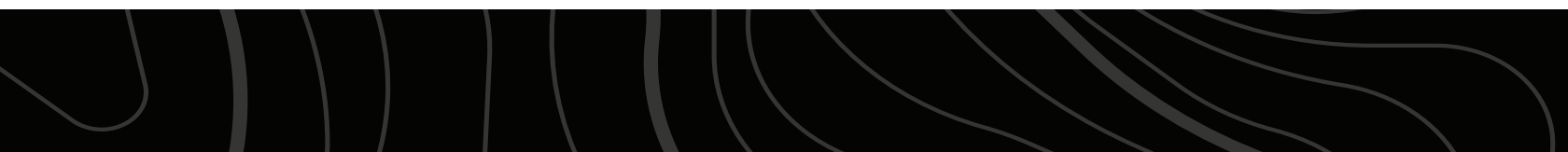
to build in this desirable area. The property is ideally located just moments from Shoal Bay Park, which provides boat ramps, swimming spots, and campsites. Residents can enjoy access to more than 50 miles of the Arkansas River and Lake Dardanelle. Furthermore, the Ozark-Saint Francis National Forest is roughly 3 miles away, offering a wealth of recreational activities including hiking, horseback riding, camping, hunting, and extensive trails for SxS vehicles.



PROPERTY FEATURES

COUNTY: **LOGAN** | STATE: **ARKANSAS** | TOTAL ACRES: **149**

- Utility access with city water
- Diverse access options, with 6 tracts situated along a paved highway
- Remaining parcels are accessible via gravel road
- Versatility for those seeking a primary residence or a private weekend retreat
- 20 minutes to Paris
- 20 minutes to Dardenelle
- Minutes to Shoal Bay Park
- 3 miles to National Forest
- Level build sites
- Electric at road



LEVEL BUILD SITES

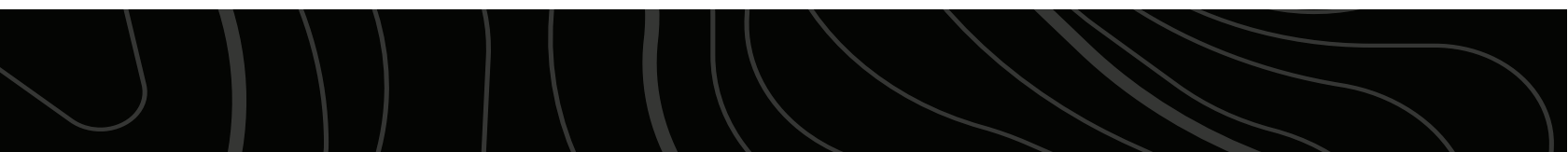
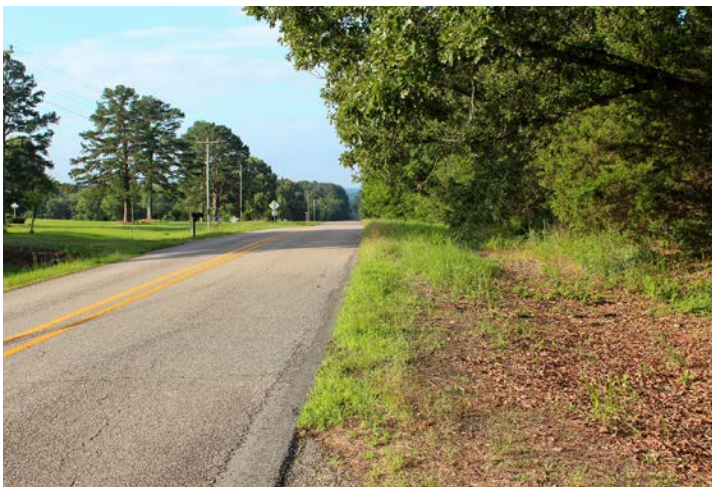
These tracts, which will be surveyed into approximately 5 +/- acre parcels, offer level sites that require minimal preparation for construction.



WEALTH OF RECREATIONAL OPPORTUNITIES



DIVERSE ACCESS OPTIONS



SHOAL BAY PARK & NATIONAL FOREST

The property is ideally located just moments from Shoal Bay Park, which provides boat ramps, swimming spots, and campsites. Furthermore, the Ozark-St. Francis National Forest is roughly 3 miles away.



24 AVAILABLE TRACTS



AERIAL MAP



Boundary Center: 35° 18' 8.03, -93° 25' 24.44

0ft 660ft 1320ft



Maps Provided By:



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34-8N-23W
Logan County
Arkansas



6/8/2026

TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 348.4

Max: 470.5

Range: 122.1

Average: 405.0

Standard Deviation: 28.97 ft

0ft 488ft 976ft

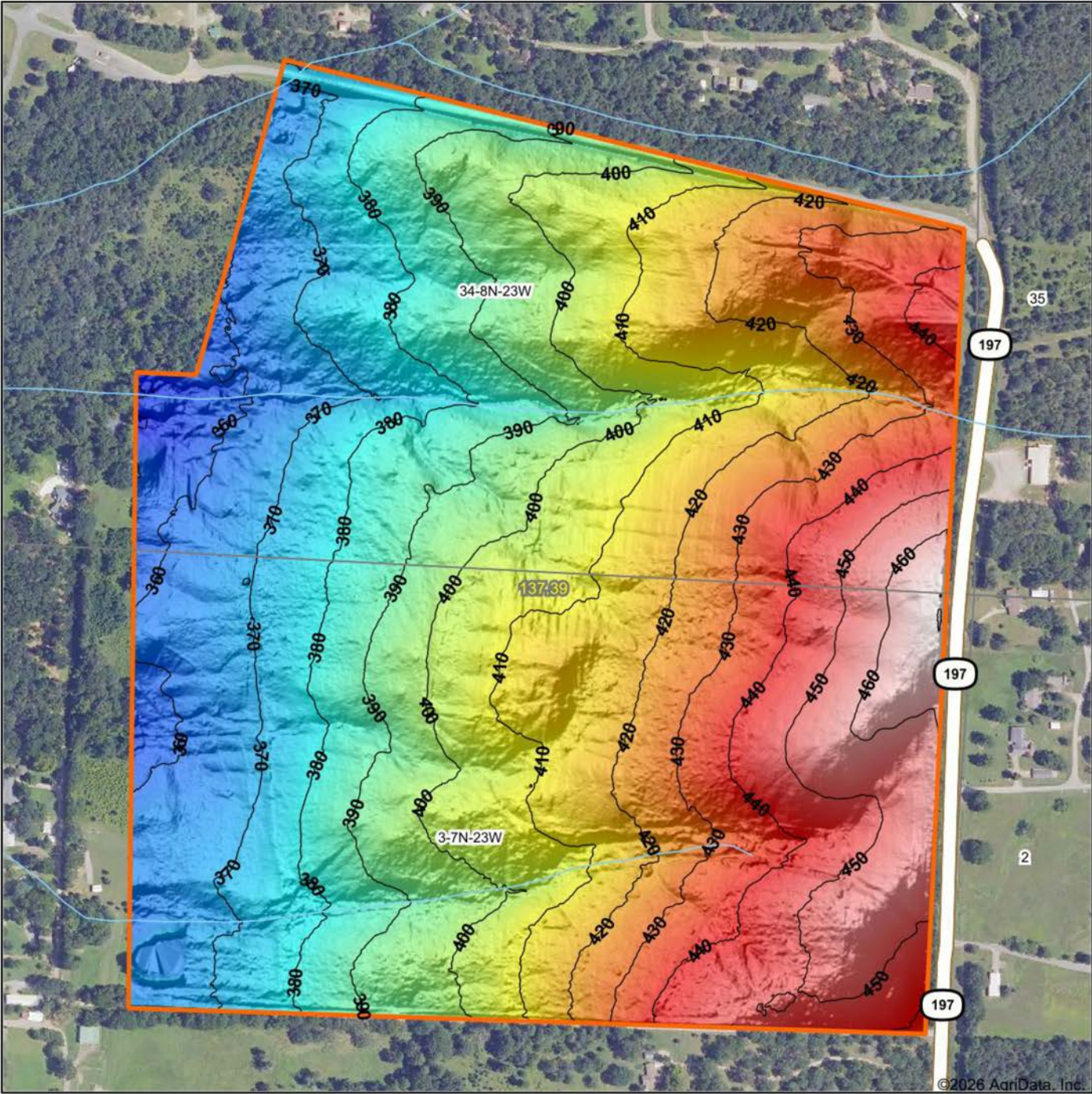


6/8/2026

34-8N-23W
Logan County
Arkansas

Boundary Center: 35° 18' 8.03, -93° 25' 24.44

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 348.4
 Max: 470.5
 Range: 122.1
 Average: 405.0
 Standard Deviation: 28.97 ft



34-8N-23W
Logan County
Arkansas

Boundary Center: 35° 18' 8.03, -93° 25' 24.44

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

479.449.2227

MJohnson@MidwestLandGroup.com



MidwestLandGroup.com

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