

MIDWEST LAND GROUP PRESENTS



21 ACRES
BAXTER COUNTY, AR

0000 Yukon Court, Mountain Home, Arkansas

MIDWEST LAND GROUP IS HONORED TO PRESENT

ESCAPE TO THE OZARKS: 21 +/- ACRES WITH WHITE RIVER ACCESS

Located within the scenic White River Valley Subdivision, this 21 +/- acre property offers an attractive combination of privacy, usable acreage, recreational opportunities, and convenient access to the White River. With a mixture of mature timber, open ground, a small pond, and two separate points of access, the property offers plenty of flexibility to create your own place in the Ozarks.

The diverse landscape gives the property character and versatility. Open areas provide potential locations for a home, cabin, shop, or other improvements, while the surrounding timber offers privacy, shade, and habitat for local wildlife. A small pond adds another appealing feature to the property and enhances its recreational and natural setting.

Wildlife is abundant throughout the tract, and it's not uncommon to see deer moving quietly through the timber or across the open ground at dawn and dusk. Morning and evening walks often come with unexpected moments, whether it's a herd of deer slipping through the trees or a pause to watch a bald eagle soaring overhead in the valley. The property offers a true Ozark outdoor experience where nature is part of everyday life.

One of the property's standout features is its two points of access. Having multiple ways to enter the tract provides added convenience and flexibility when considering the placement of a future homesite, shop,

recreational areas, or driveway. With approximately 21 acres to work with, there is room to spread out while still enjoying the benefits of an established river community.

Electricity is accessible to the property, helping make future development more convenient.

As part of White River Valley Subdivision, property owners enjoy access to the community's private boat ramp on the White River along with use of the community clubhouse. Protective covenants and restrictions, along with an annual HOA fee, help maintain the character and appeal of the community.

The location puts you within easy reach of some of north Arkansas's best-known outdoor destinations. Cotter, Arkansas, known as the "Trout Capital of the World," is just minutes away, providing access to legendary trout fishing on the White River. Norfolk Lake, Bull Shoals Lake, the Norfolk River, and the Buffalo River are also within convenient driving distance.

Whether you're looking for acreage to build a full-time residence, establish a weekend retreat, or simply have more room to enjoy the outdoors, this 21 +/- acre tract offers a combination that can be difficult to find: acreage, water, timber, multiple access points, utilities, and private White River access all within one property.

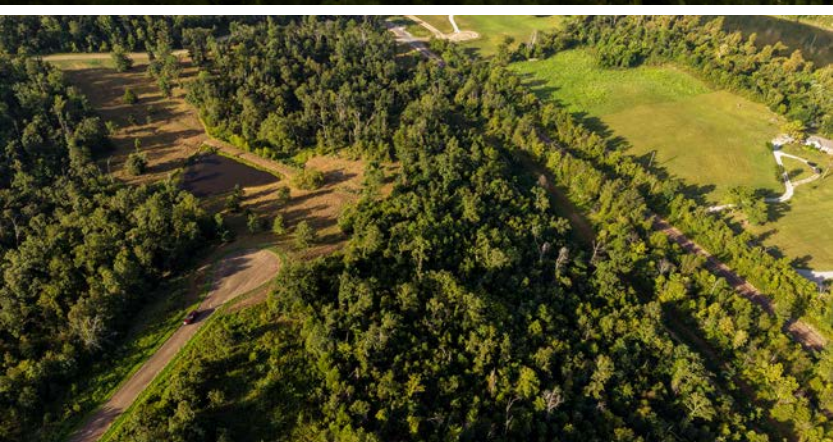
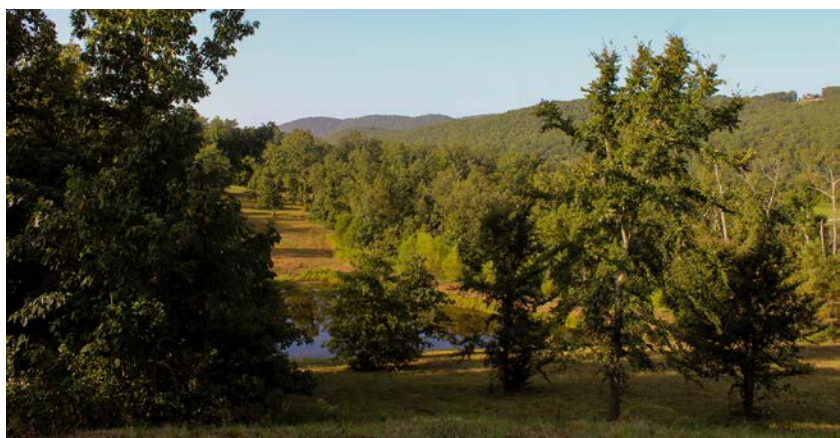
PROPERTY FEATURES

COUNTY: **BAXTER** | STATE: **ARKANSAS** | ACRES: **21**

- 21 +/- acres in White River Valley Subdivision
- Combination of mature timber and open ground
- Two separate points of access
- Multiple potential locations for a home, cabin, or shop
- Small pond
- Excellent privacy with room to spread out
- Abundant wildlife, including frequent deer sightings and bald eagles overhead
- Electricity accessible to the property
- Access to the community clubhouse
- Access to the private community boat ramp on the White River
- Protective covenants and restrictions
- Annual HOA fee
- Minutes from Cotter, Arkansas, the "Trout Capital of the World"
- Convenient to White River fishing and recreation
- Near Norfork Lake and Bull Shoals Lake
- Convenient to the Norfork River and Buffalo River
- Excellent setting for a full-time residence, weekend retreat, or recreational property



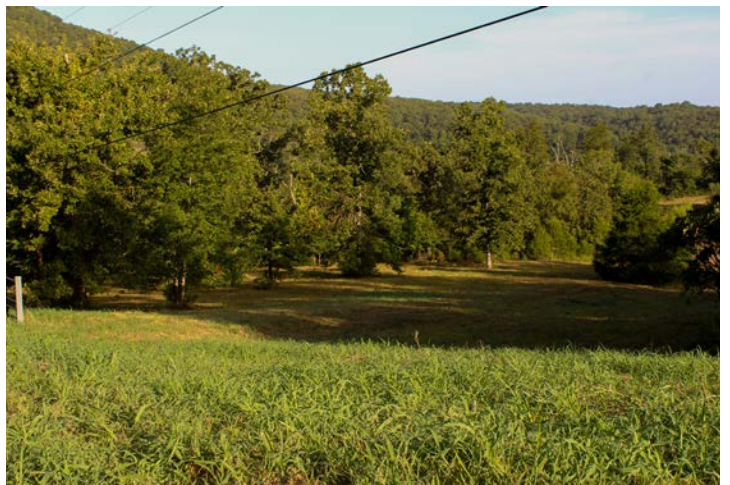
MATURE TIMBER AND OPEN GROUND



TWO POINTS OF ACCESS



POTENTIAL HOMESITES

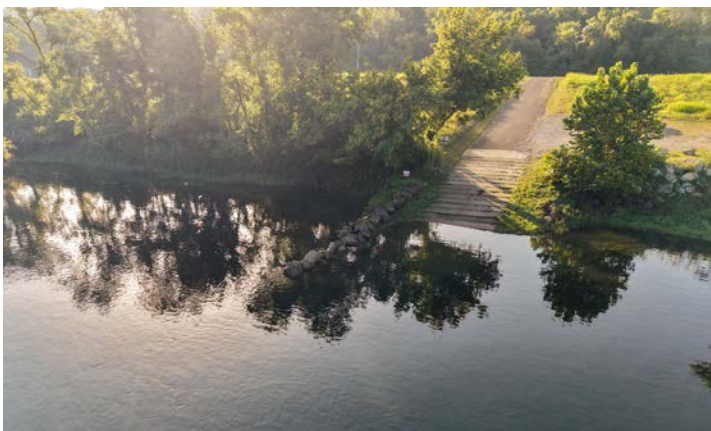


SMALL POND

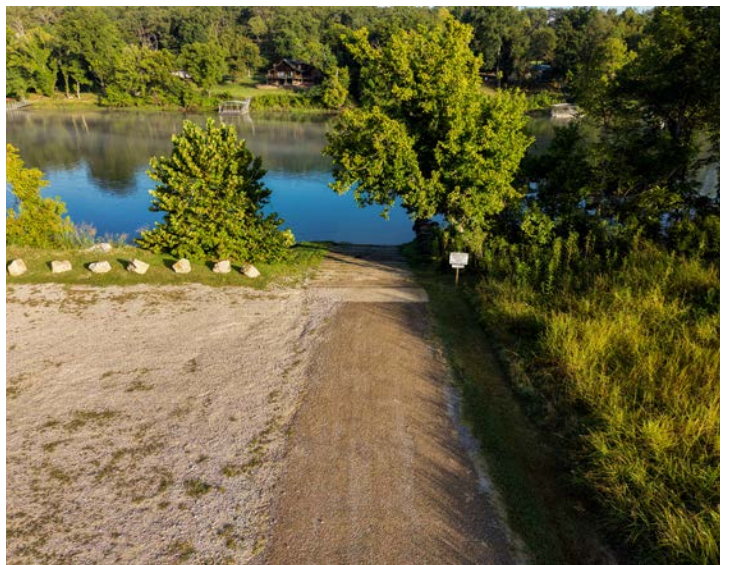
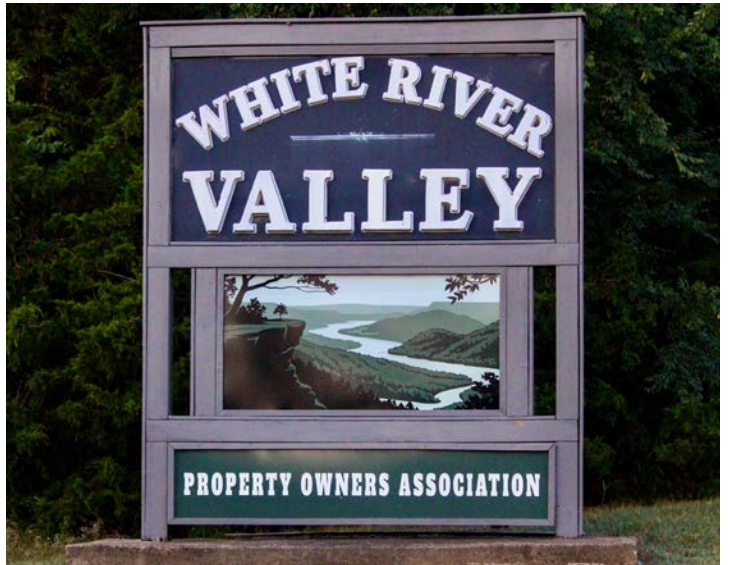


COMMUNITY BOAT RAMP & CLUBHOUSE

As part of White River Valley Subdivision, property owners enjoy access to the community's private boat ramp on the White River along with use of the community clubhouse. Protective covenants and restrictions, along with an annual HOA fee, help maintain the character and appeal of the community.



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided by:



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 422.0
Max: 595.2
Range: 173.2
Average: 491.5
Standard Deviation: 43.5 ft

0ft 292ft 585ft

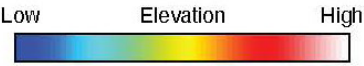
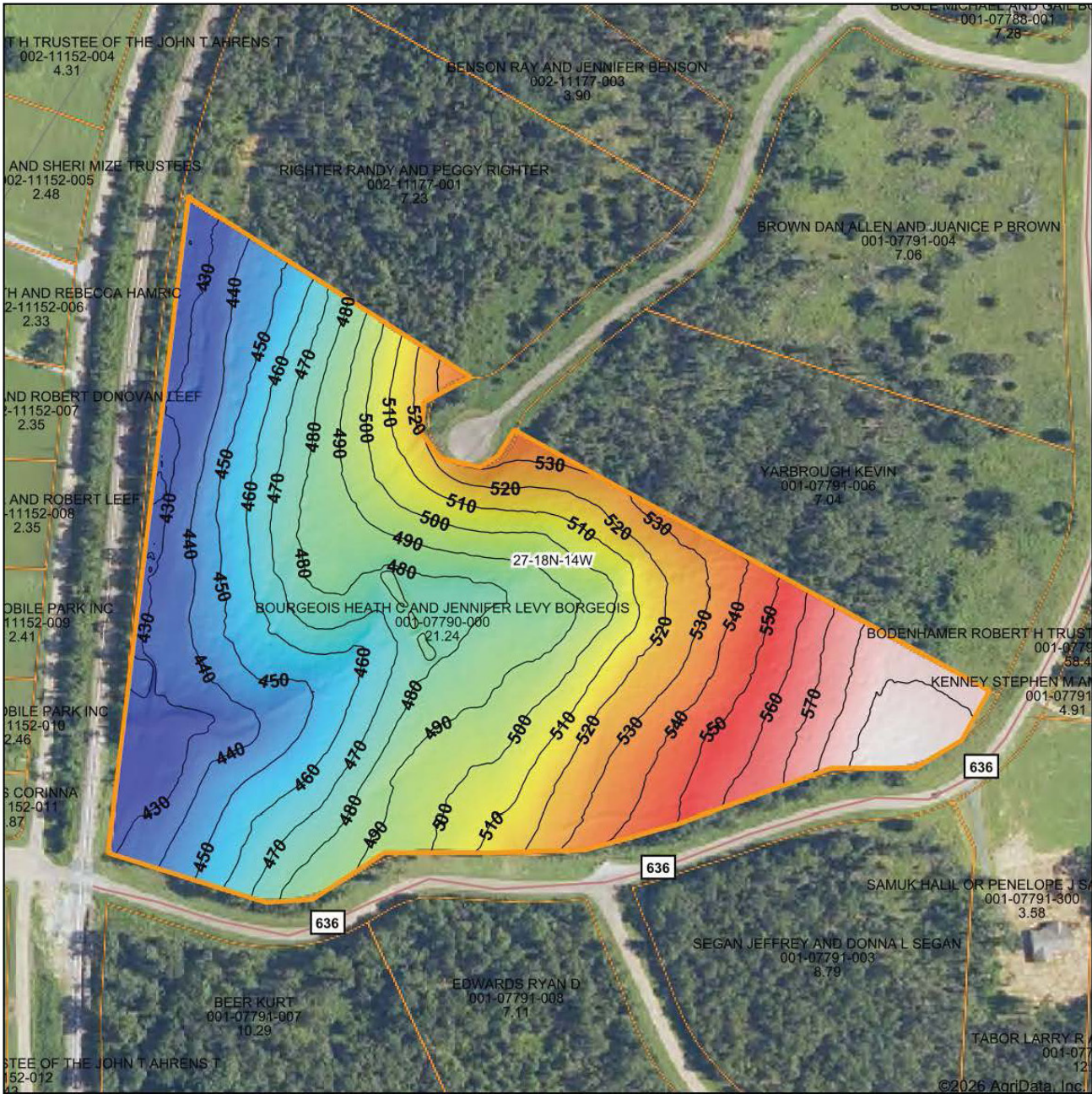


8/17/2026

27-18N-14W
Baxter County
Arkansas

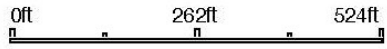
Boundary Center: 36° 11' 56.06, -92° 28' 27.26

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 422.0
Max: 595.2
Range: 173.2
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Standard Deviation: 43.5 ft



8/17/2026

27-18N-14W
Baxter County
Arkansas

Boundary Center: 36° 11' 56.06, -92° 28' 27.26

OVERVIEW MAP

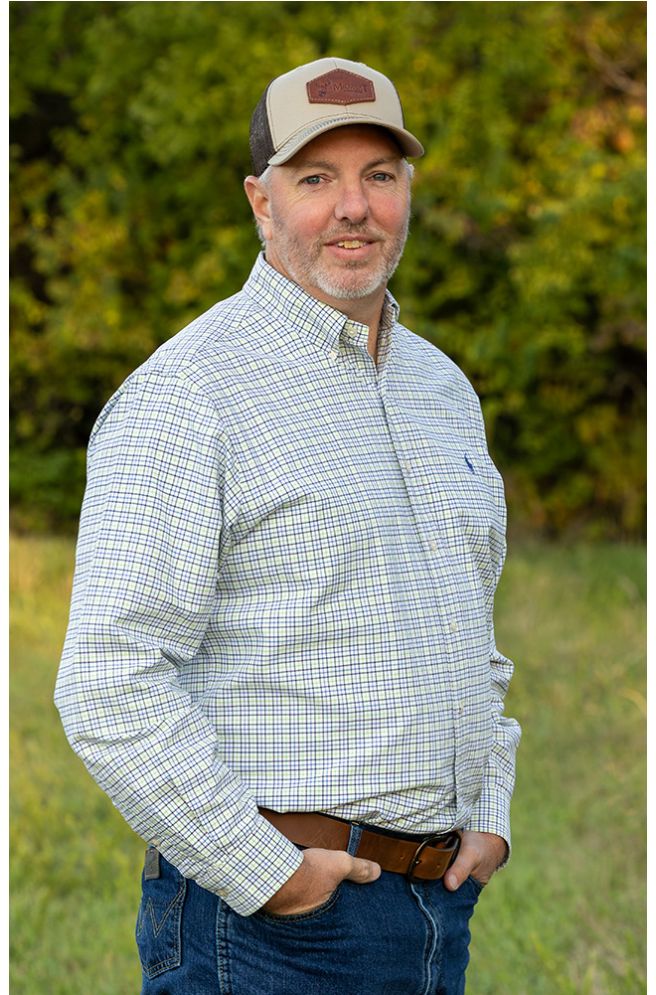


AGENT CONTACT

Heath's passion for land was shaped by his upbringing in a farming community in Caraway, Arkansas, where he learned the importance of hard work and developed a love for nature from his family, who farmed cotton, corn, and wheat. His connection to the land grew through outdoor experiences with his great-grandfather and grandfather, spending time hunting and fishing along the St. Francis River. Those early experiences fostered a deep respect for land stewardship, which continues to guide him today.

With a degree in Agri-Business from Arkansas State University, Heath combines academic expertise with a personal commitment to the outdoors. He's not only owned and improved multiple properties for wildlife and recreation but also successfully bought and sold many properties, giving him firsthand knowledge of real estate processes and challenges.

Leveraging over 20 years of professional experience in income tax preparation, Heath excels in forming strong connections, truly listening to clients, and helping them navigate the complexities of real estate transactions. His problem-solving skills and deep understanding of land values make him a trusted partner for anyone looking to buy or sell land in Arkansas.



HEATH PRIMM

LAND AGENT

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