

MIDWEST LAND GROUP PRESENTS

16.5 ACRES IN

YELL COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

16.5 +/- ACRES AND HOME OVERLOOKING THE OUACHITA MOUNTAINS

Situated immediately southeast of Blue Mountain Lake in Yell County, this exceptional 16.5 +/- acre real estate offering includes a meticulously maintained three bedroom, two-and-a-half-bathroom residence constructed in 1985.

The terrain is predominantly open, with the exception of a limited stand of timber located on the northern perimeter, and the pasture acreage is presently utilized

for hay production. Situated atop a south-facing ridge, the residence offers excellent views of the Ouachita Mountains to the south. The property is meticulously maintained, featuring a spacious living room with vaulted ceilings. The master bedroom includes dual walk-in closets and a private bathroom. Additionally, the residence features an attached two-car garage and a large, well-tended lawn.

PROPERTY FEATURES

COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **16.5**

- Exceptional views
- 2-car garage
- Large lawn
- Hay production
- Cleared
- 3 bed 2.5 bath
- Custom cabinets
- Secluded area
- Quiet setting
- 1,750 square foot home



3 BED 2.5 BATH HOME

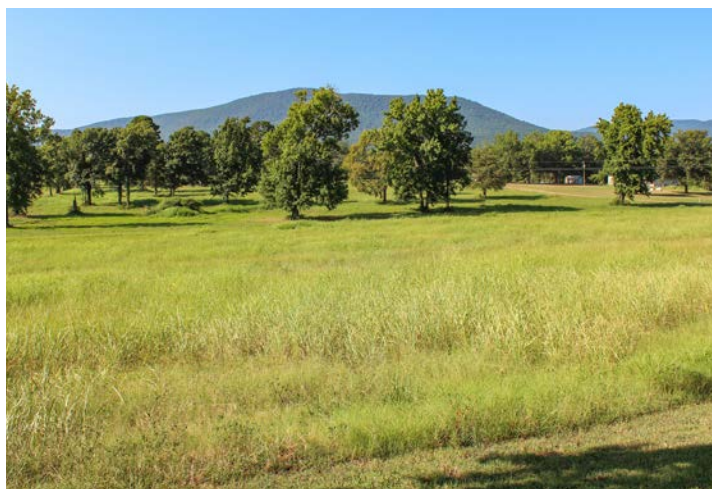
The property is meticulously maintained, featuring a spacious living room with vaulted ceilings. The master bedroom includes dual walk-in closets and a private bathroom.



2-CAR GARAGE



LARGE LAWN WITH EXCEPTIONAL VIEWS



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 5' 0.23, -93° 38' 19.01

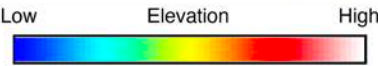
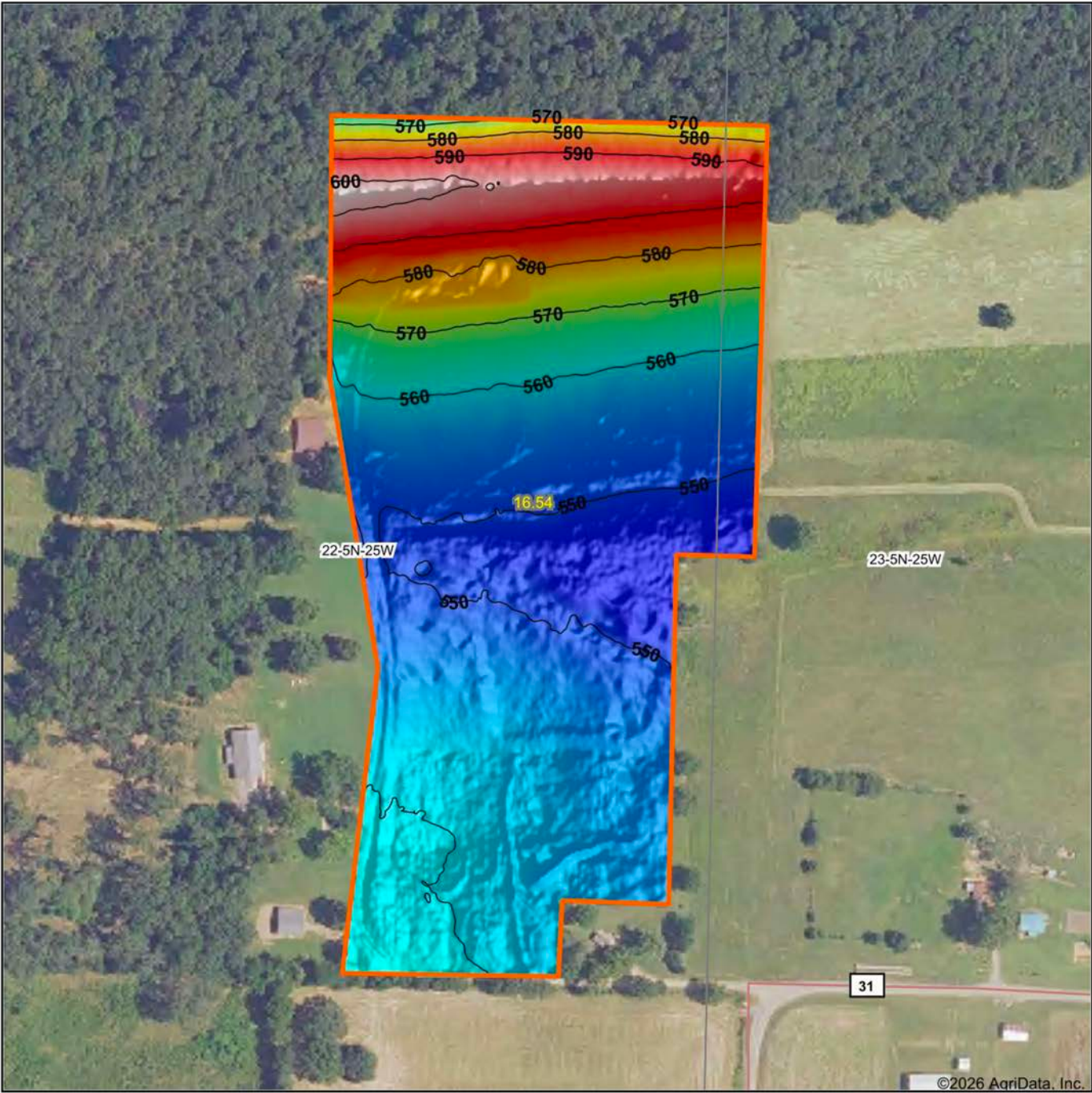
22-5N-25W
Yell County
Arkansas

0ft 502ft 1005ft



7/31/2026

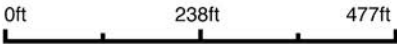
HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 546.6
Max: 604.1
Range: 57.5
Average: 563.6
Standard Deviation: 14.86 ft

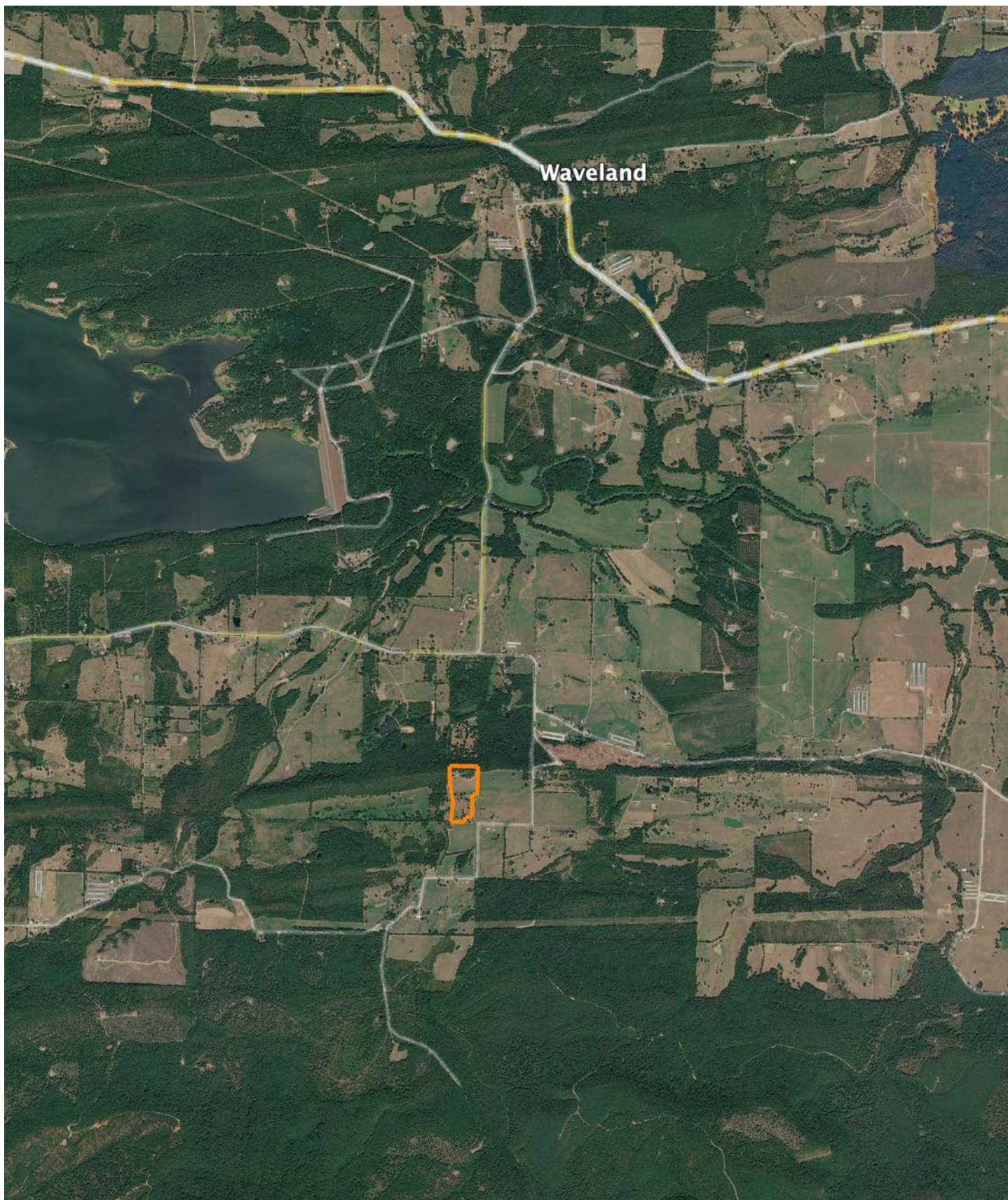


7/31/2026

22-5N-25W
Yell County
Arkansas

Boundary Center: 35° 5' 0.23, -93° 38' 19.01

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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