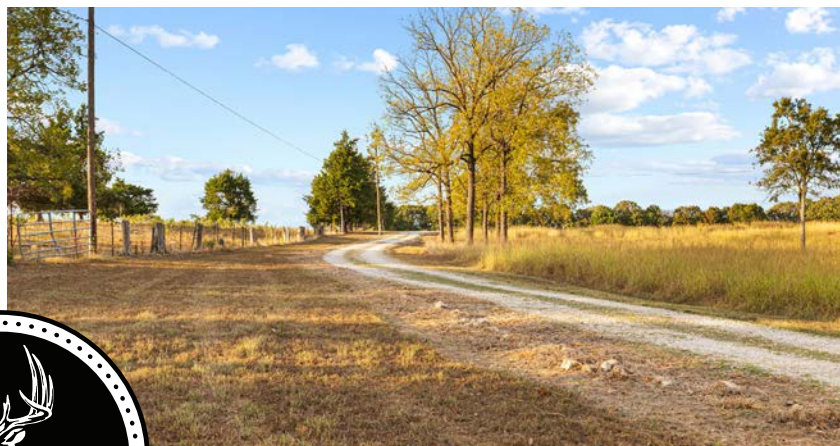


MIDWEST LAND GROUP PRESENTS

95 ACRES
BOONE COUNTY, AR

3146 MINNOW DRIVE, OMAHA, ARKANSAS, 72662



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

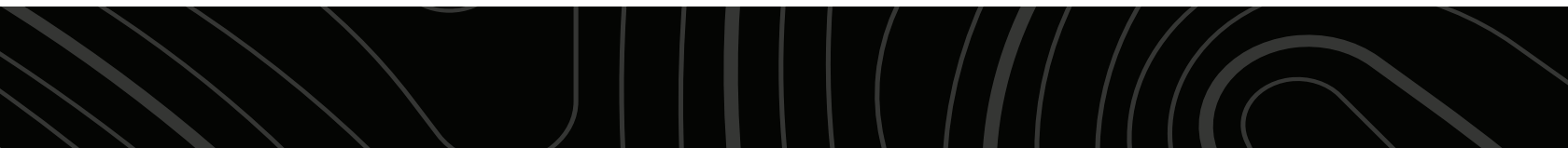
95 +/- ACRE FARM ON BULL SHOALS LAKE

Panoramic Ozark Mountain views bordering U.S. Army Corps of Engineers land along Bull Shoals Lake highlight this 95 +/- acre property near Omaha, Arkansas. Featuring a distinctive country home, rolling pasture, timber, a pond, and extensive shop space, this Boone County property brings together a scenic setting and practical improvements.

A winding gravel drive leads to the 2,520 +/- square-foot home, where mature shade trees and a covered front porch provide a place to relax and enjoy the surrounding countryside. Inside, soaring wood ceilings, exposed beams, and an open living, kitchen, and dining area give the home warmth and character. Large windows welcome natural light, while the kitchen offers ample cabinetry, stainless steel appliances, and a center island. An upstairs loft overlooks the main living area.

The outbuildings are a standout feature. A detached garage with multiple overhead doors sits near the home, while two large metal buildings provide substantial space for equipment, vehicles, workshop projects, and recreational gear. Concrete floors and tall overhead doors add versatility for buyers needing room to work and store equipment.

Rolling pasture transitions into wooded acreage, with scattered mature trees and a pond adding to the land's appeal. Whether you're looking for a full-time country residence or a recreational retreat, this property offers room to spread out, impressive Ozark views, and a desirable setting adjoining Corps land at Bull Shoals Lake.



PROPERTY FEATURES

COUNTY: **BOONE** | STATE: **ARKANSAS** | ACRES: **95**

- 95 +/- acres in Boone County, Arkansas
- Borders Corps of Engineers land along Bull Shoals Lake
- Panoramic Ozark Mountain views
- 2,520 +/- square-foot home
- Soaring wood ceilings, exposed beams, and upstairs loft
- Open living area and kitchen with center island
- Covered front porch overlooking the countryside
- Detached garage with multiple overhead doors
- Two large metal shops with concrete floors and tall overhead doors
- Rolling pasture, wooded acreage, and a pond

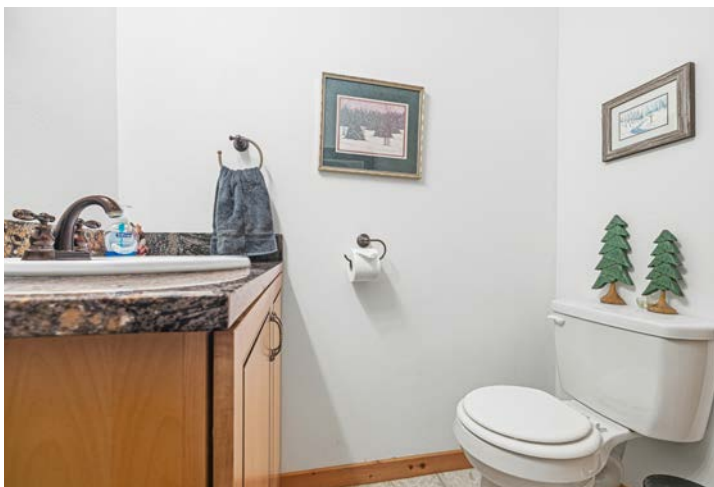


DISTINCTIVE COUNTRY HOME

Inside, soaring wood ceilings, exposed beams, and an open living, kitchen, and dining area give the home warmth and character. Large windows welcome natural light, while the kitchen offers ample cabinetry, stainless steel appliances, and a center island. An upstairs loft overlooks the main living area.



BEDS AND BATHS



DETACHED GARAGE



TWO LARGE METAL SHOPS

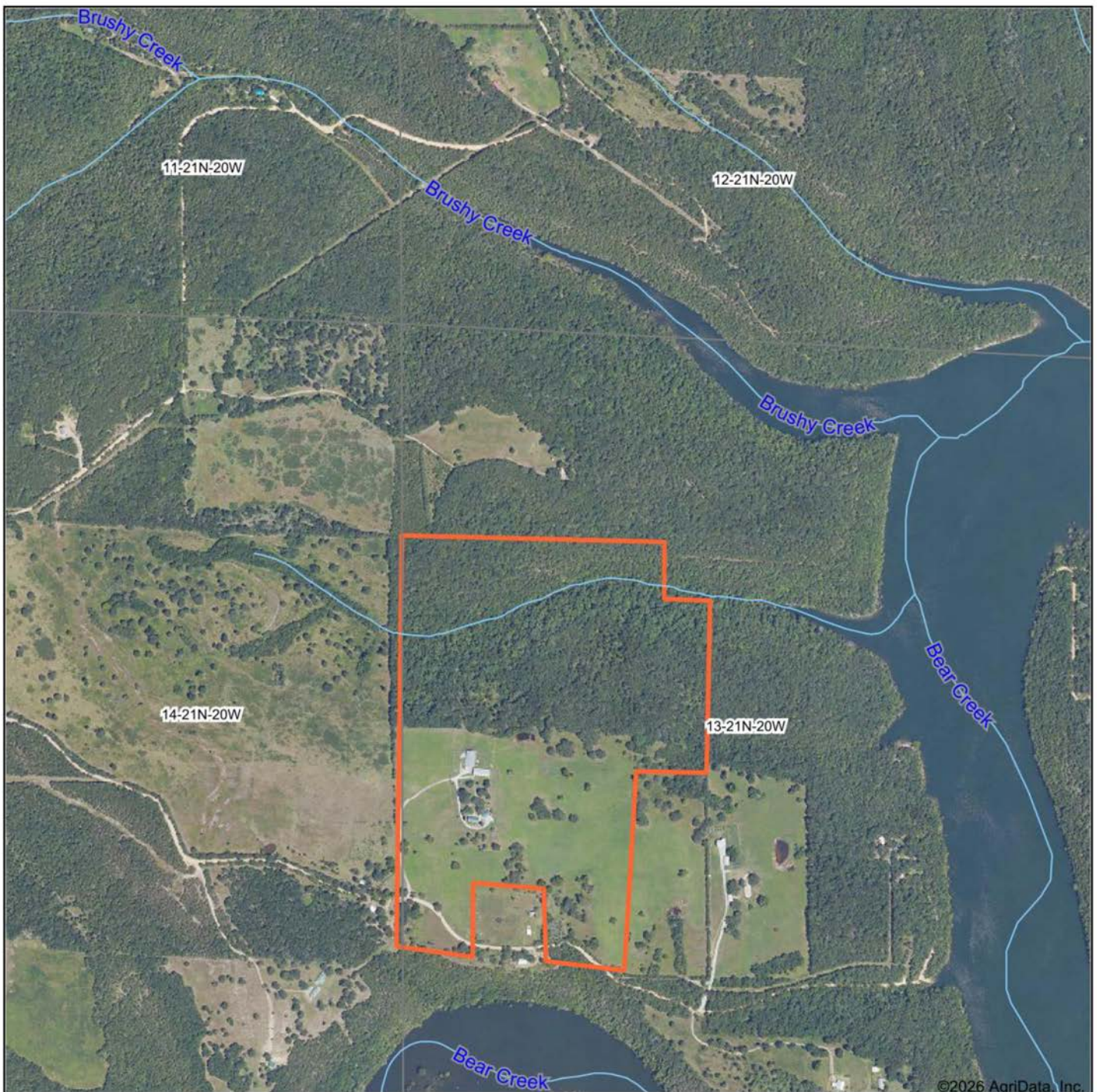
Two large metal buildings provide substantial space for equipment, vehicles, workshop projects, and recreational gear. Concrete floors and tall overhead doors add versatility for buyers needing room to work and store equipment.



PASTURE, WOODED ACREAGE, AND POND



AERIAL MAP



Maps Provided By



© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 36° 28' 18.49, -93° 3' 43.04

13-21N-20W
Boone County
Arkansas

0ft 968ft 1937ft



10/5/2026

TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By



© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 702.3

Max: 882.5

Range: 180.2

Average: 832.5

Standard Deviation: 41.31 ft

0ft 468ft 937ft

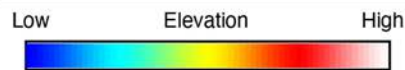
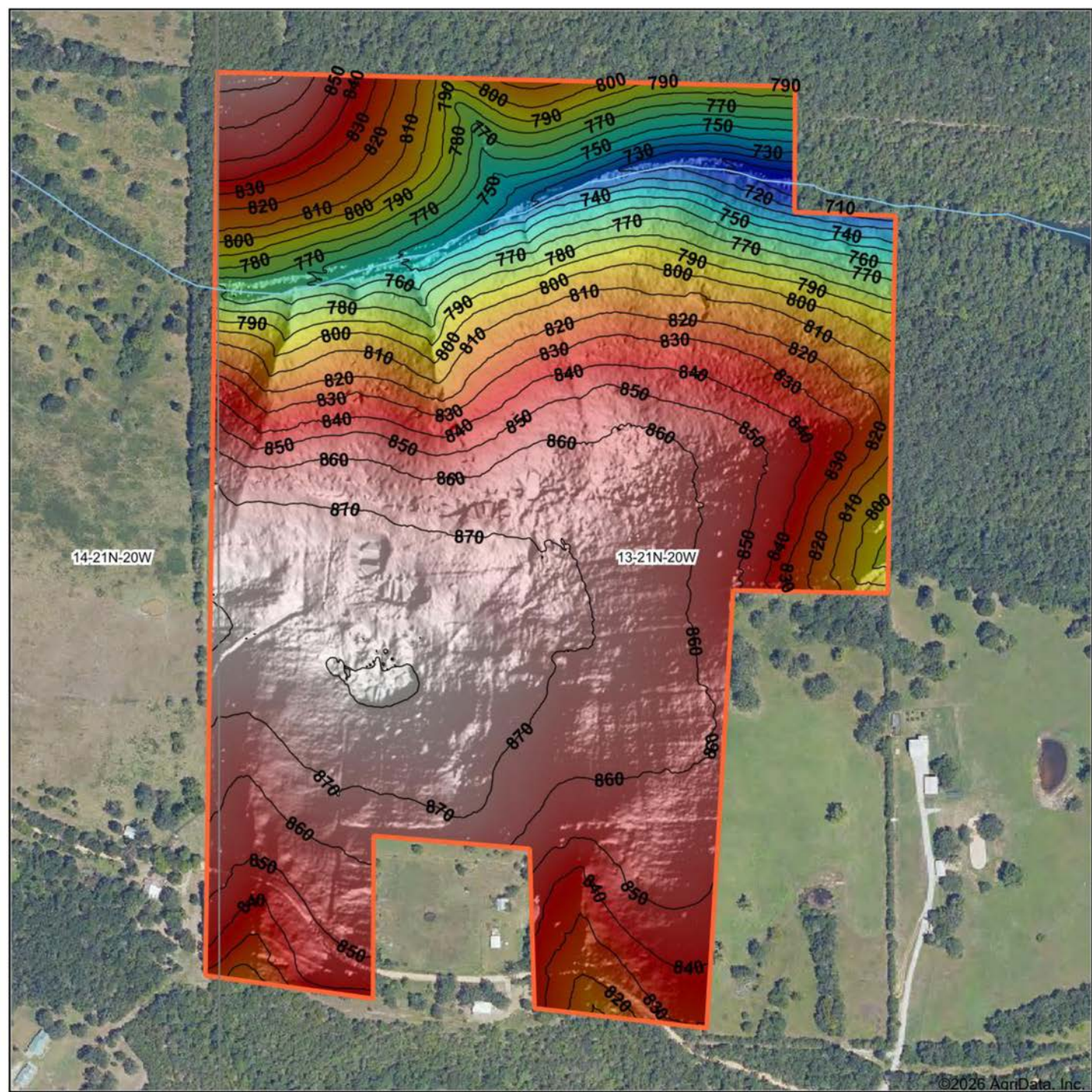


10/5/2026

13-21N-20W
Boone County
Arkansas

Boundary Center: 36° 28' 18.49, -93° 3' 43.04

HILLSHADE MAP



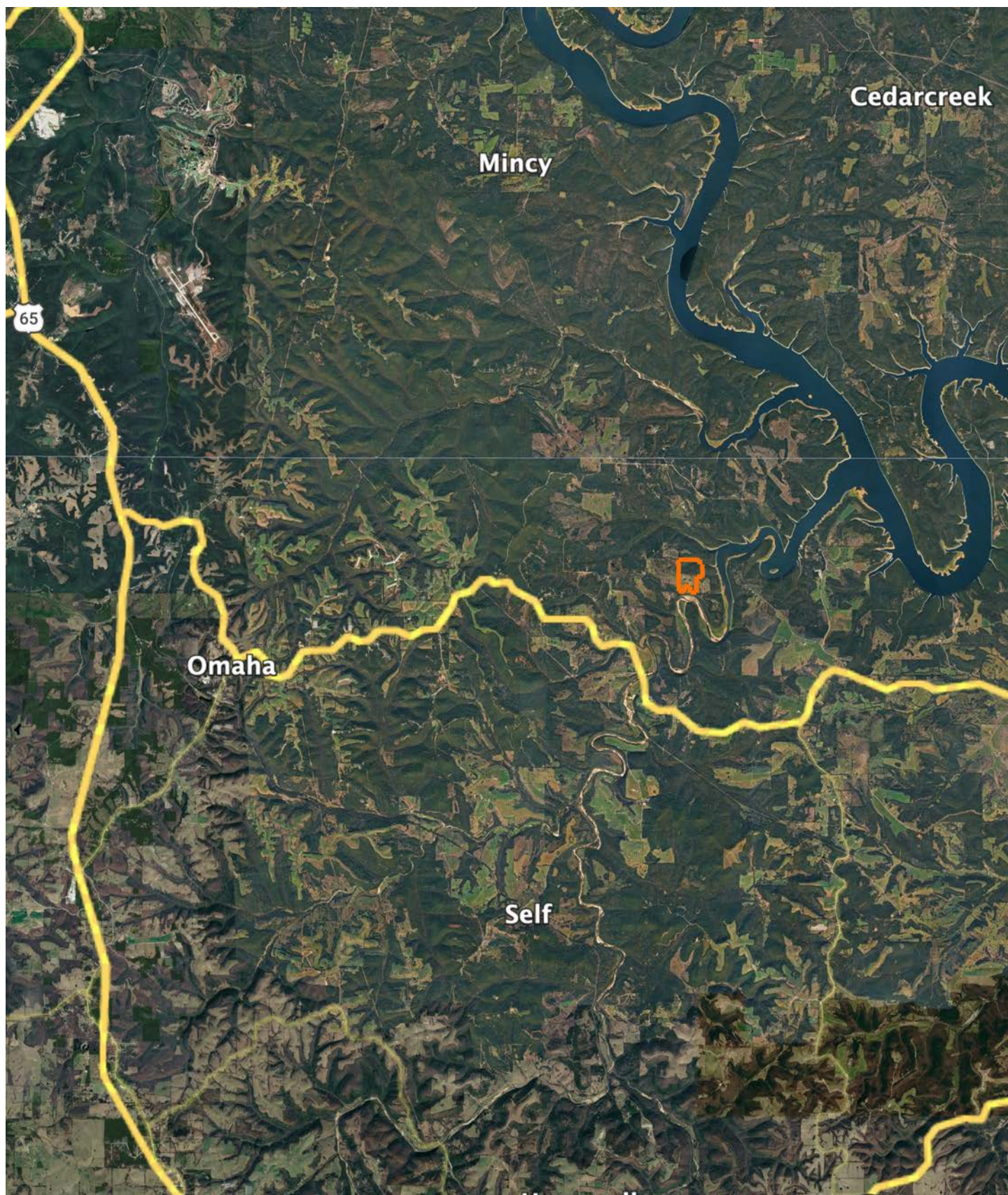
Source: USGS 1 meter dem
Interval(ft): 10
Min: 702.3
Max: 882.5
Range: 180.2
Average: 832.5
Standard Deviation: 41.31 ft



13-21N-20W
Boone County
Arkansas

Boundary Center: 36° 28' 18.49, -93° 3' 43.04

OVERVIEW MAP



AGENT CONTACT

Buying or selling land can feel overwhelming, but with the right agent, it doesn't have to be. Bjorn Wilkerson takes a straightforward, hands-on approach to real estate, helping clients throughout Southwest Missouri, Southern Missouri, and Northern Arkansas navigate the process with confidence. A Missouri native and lifelong outdoorsman, Bjorn was born in West Plains, graduated from Couch High School, and earned a degree in Wildlife Management from Missouri State University in Springfield. His background in agriculture, wildlife, and land management gives him a practical understanding of the properties he represents and the details that matter to rural buyers and landowners.

Before joining Midwest Land Group, Bjorn built his career with Archer Daniels Midland (ADM), working in agriculture and operations. During his time with the company, he served in a variety of roles, including plant management, recruiting, leadership development, and continuous improvement. Those experiences developed the communication, problem-solving, and attention to detail he brings to every real estate transaction.

Today, Bjorn specializes in land, farms, hunting and recreational properties, rural homes, and homes on acreage. Whether he is helping a landowner market a family farm, evaluating the hunting and recreational potential of a property, or helping a buyer find the right piece of ground, Bjorn brings firsthand knowledge of land to the transaction. He understands timber, pasture, wildlife habitat, water features, access, improvements, and the characteristics that can make a rural property valuable and unique.

For Bjorn, real estate is ultimately about service. His goal is to give clients knowledgeable advice, communicate clearly, market their property effectively, and make the buying or selling process as seamless and enjoyable as possible. When he isn't working with clients, Bjorn can usually be found outdoors. Hunting, fishing, bowfishing, camping, hiking, traveling, and land management are all a big part of his life, with spring turkey hunting and whitetail hunting among his favorites.

If you're considering buying or selling land, a farm, hunting property, recreational acreage, or a home on acreage in Southwest Missouri, Southern Missouri, or Northern Arkansas, give Bjorn a call.



BJORN WILKERSON,
LAND AGENT

417.233.1243

BWilkerson@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in AL, AR, GA, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.