

Midland Lot
512 E Madison Ave
Midland, AR 72945

\$25,000
0.69± Acres
Sebastian County



Midland Lot
Midland, AR / Sebastian County

SUMMARY

Address

512 E Madison Ave null

City, State Zip

Midland, AR 72945

County

Sebastian County

Type

Lot

Latitude / Longitude

35.09135 / -94.351504

Acreage

0.69

Price

\$25,000

Property Website

<https://www.mossyoakproperties.com/property/midland-lot/sebastian/arkansas/111472/>



Midland Lot

Midland, AR / Sebastian County

PROPERTY DESCRIPTION

Prime Build-Ready Lot Across from City Park!

Address: 512 E Madison Ave, Midland, AR 72945

Status: Vacant, Cleared, and Ready to Build

Bring your blueprints! This exceptional, completely cleared lot is the perfect canvas for your dream home or next investment property. Once a home site, the land has been fully prepped, saving you time and major development costs.

Property Highlights:

- **Utilities Galore:** Skip the hassle of remote land development. This property features an **existing well on site**, with public water, electricity, and city sewer all readily available at the street.
- **Premium Location:** Situated directly across the street from the **Midland City Park**, you will enjoy beautiful green views and instant access to outdoor recreation right out your front door.
- **Unmatched Convenience:** Leave the car in the driveway! The local **Dollar General** is just a short, easy walk away for all your daily essentials and quick shopping needs.

Whether you want to build a cozy country cottage, a spacious modern homestead, or a rental property in a quiet town, this tract offers the infrastructure and location to make it happen effortlessly.

The Rich History of Midland, Arkansas

Nestled in southern Sebastian County, Midland is a charming small town with a surprisingly robust historical footprint.

- **Early Settlers:** Land grants in the area date back to 1848, with the community slowly expanding after a local school was established following the Civil War in 1866.
- **The Coal Boom:** Originally named "Burma" in 1901, the town changed its name to Midland in 1904 when it was officially incorporated. The discovery of rich coal veins transformed the quiet landscape into a booming industrial hub. During the peak of the coal rush in the 1910s, Midland's population exploded, supporting a bustling downtown that featured a hotel, five butcher shops, two movie theaters, a bank, four general stores, and offices for twelve different coal companies.
- **Modern Resilience:** As the coal industry shifted over the decades, Midland transitioned back into a peaceful, tight-knit residential community that proudly honors its rugged, hardworking heritage.

Benefits of Living in the Midland Area

Midland offers the perfect blend of quiet, rural Americana with convenient access to larger city amenities.

- **Small-Town Peace, Big-City Access:** Enjoy the ultimate slow-paced lifestyle with virtually no traffic. When you need broader employment options, healthcare, or major shopping centers, the bustling city of **Fort Smith** is only a short drive to the north.
- **Outdoor Recreation:** Nature lovers will find themselves right at home. Midland sits just minutes away from **Sugarloaf Lake**, a beautiful reservoir managed by the Arkansas Game and Fish Commission that is highly regarded by local anglers for its excellent largemouth bass fishing.
- **Excellent Schools:** Midland students are served by the nearby **Hackett School District**, known for its tight-knit community feel, dedicated teachers, and strong school spirit.
- **Affordable Living:** Sebastian County offers a highly competitive cost of living, making it one of the most practical and affordable places in the region to buy land and build a custom home.

Don't miss out on this rare, utility-ready lot!



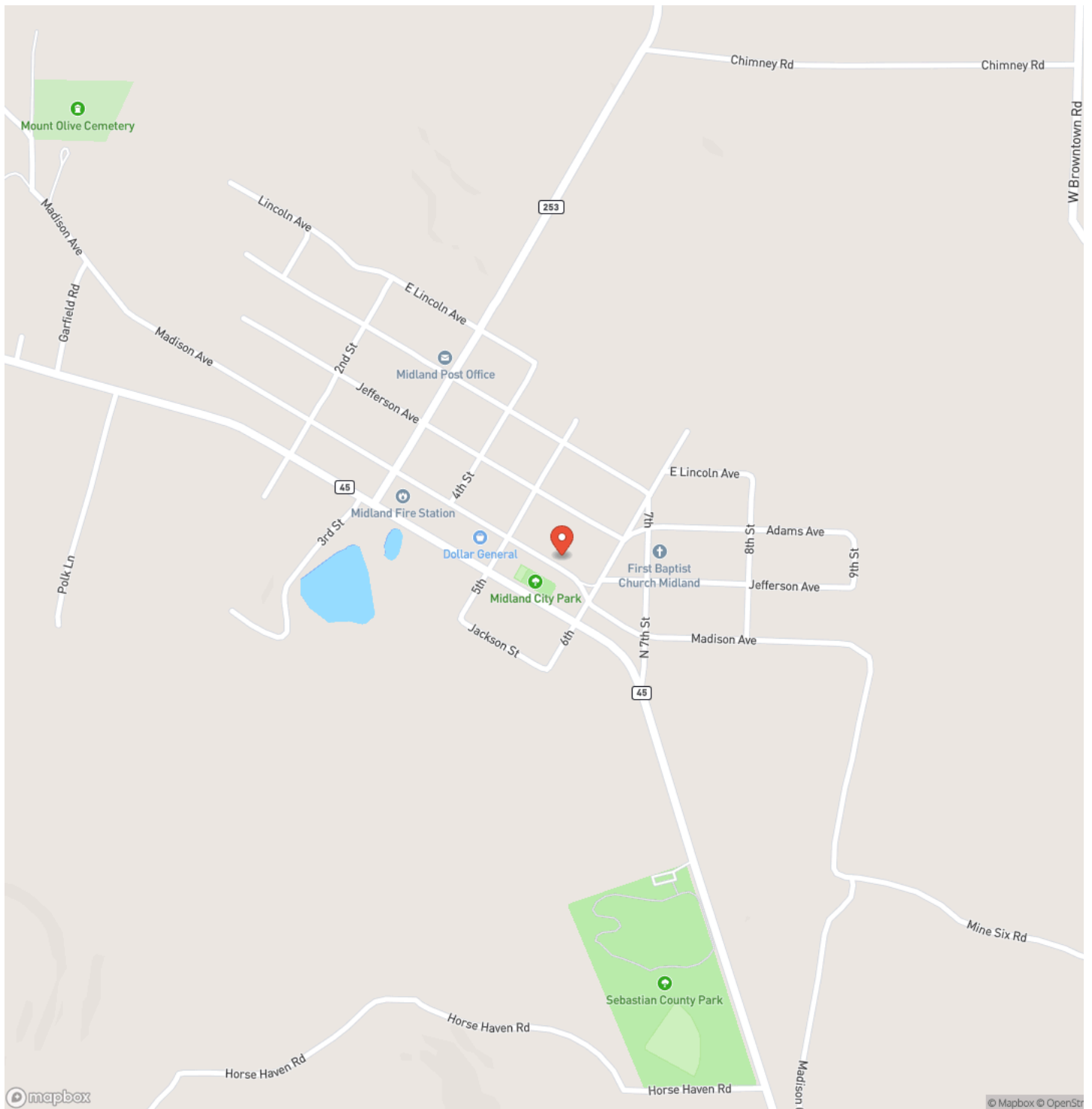
MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

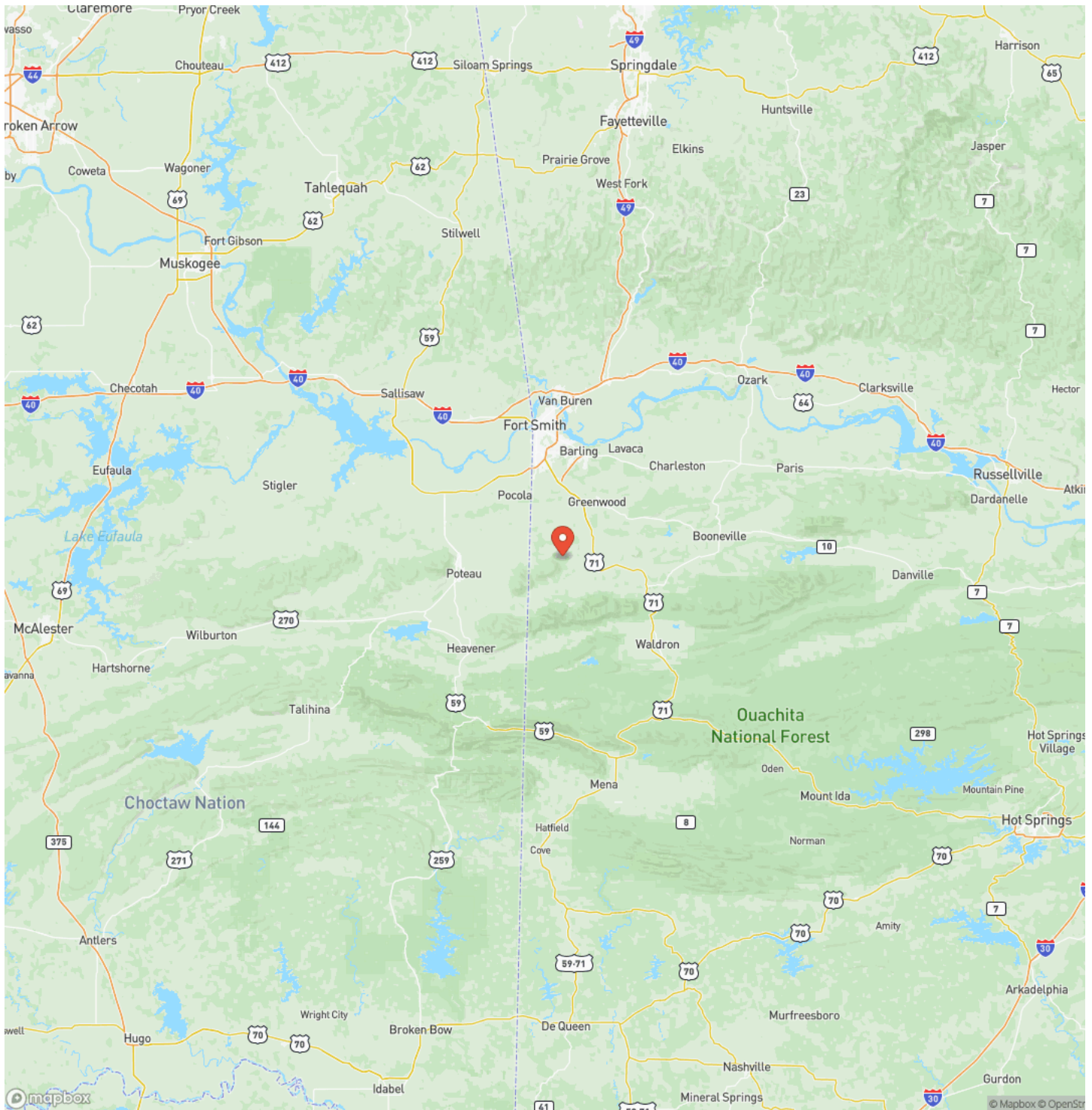
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Midland, AR / Sebastian County



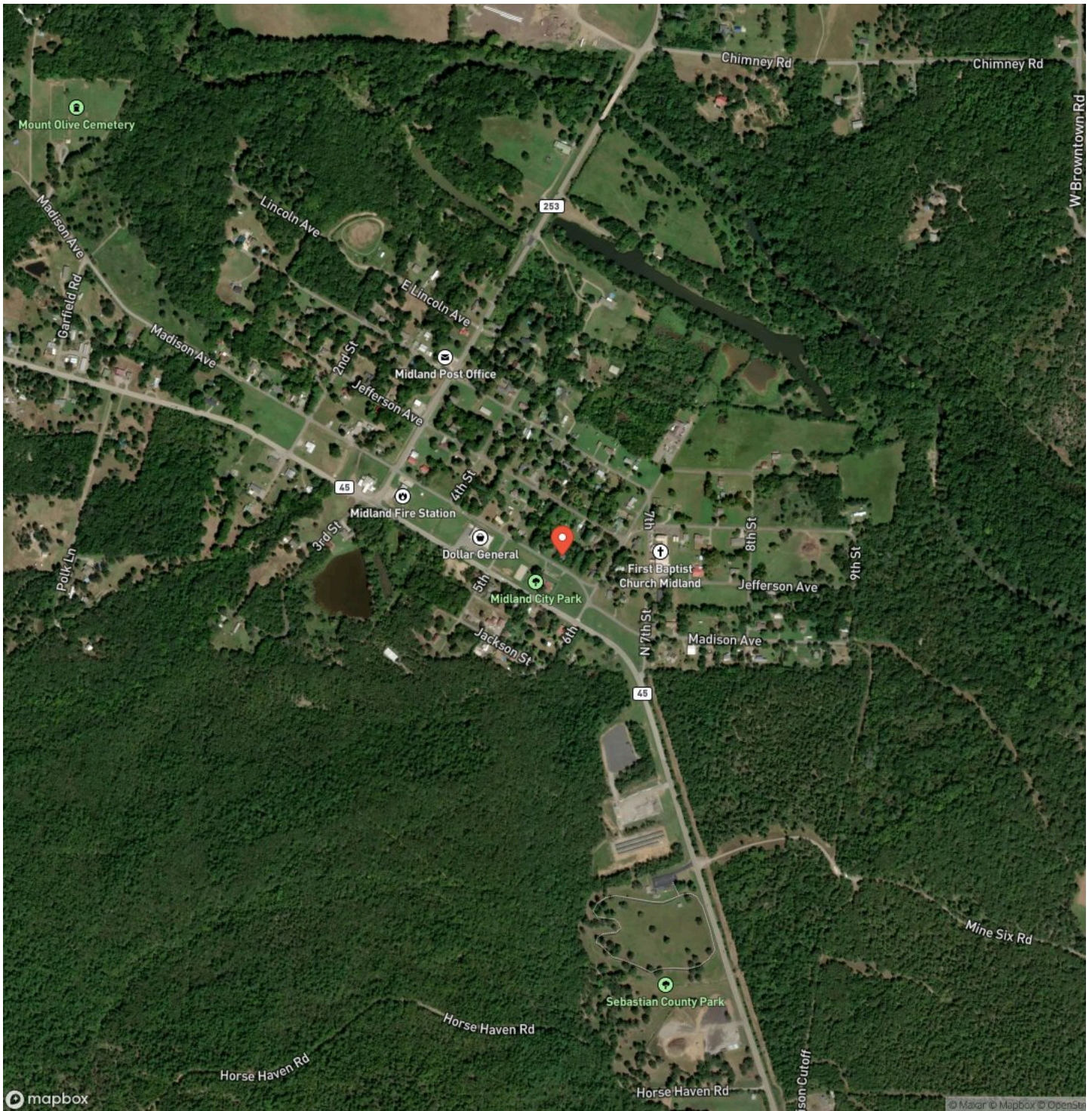
Locator Map



Locator Map



Satellite Map



Midland Lot
Midland, AR / Sebastian County

LISTING REPRESENTATIVE

For more information contact:



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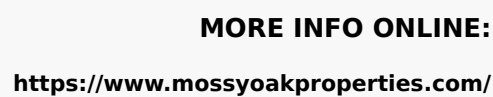
City / State / Zip

Barling, AR 72926

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Photos contained within this listing may contain areas outside the listed property. Use for reference only. Verify the school district.



Mossy Oak Properties Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

<https://www.mossyoakproperties.com/>

