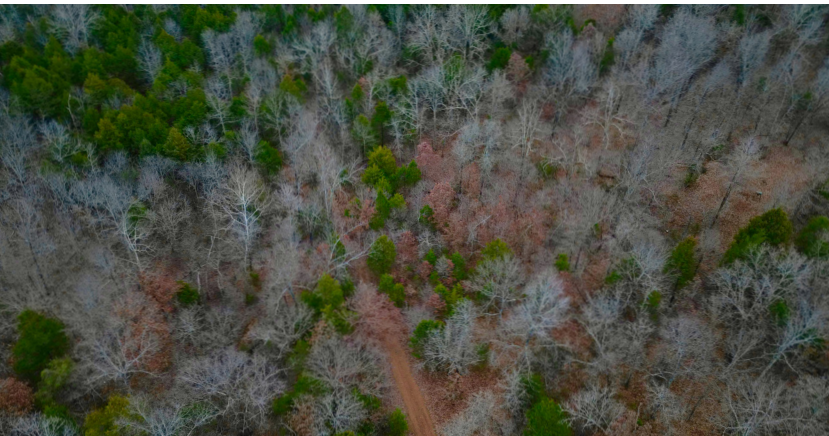


MIDWEST LAND GROUP PRESENTS



# FULTON COUNTY, AR

138.69 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# TURN-KEY HUNTING PROPERTY

Looking for a hunting property that's ready to be utilized the day you purchase it? This 138.69 acre surveyed tract is ready to go with trails, food plots, existing stands and feeders, bedding areas, and more.

As you enter the property you first approach the campsite area sitting just off the spring-fed creek. A small spring on the property produces a year-round water source for wildlife while adding to the beauty of the surrounding sycamore, oak, and cedar trees that line its banks. Large stands of mature white oak timber encompass the majority of the tract providing an excellent natural food source. There are currently multiple campers onsite that will not convey with the sale but would leave behind an excellent spot for the next owners to build or utilize as they see fit. From the campsite area, you can look in any direction and find a trail that will lead you to numerous food plot and stand locations throughout the property. The current owners supplement feed year-round and run numerous trail cameras to keep an inventory on wildlife. This property is loaded with quality deer and also has an outstanding turkey population. Throughout the

property, there are two Redneck box blinds, a Muddy box blind, and multiple wooden build box blinds that will all stay on the property. Along with the blinds, there are numerous feeders and ladder stands that have been strategically placed and will stay for the new owners.

Aside from the recreational opportunities that this property brings, this is also an excellent location for buyers looking to build a home on a large piece of acreage with privacy and seclusion. With power very close, and multiple building spots to choose from, this would make a great blank slate to build your dream home. This property is located approximately 20 minutes from both Hardy, Arkansas, and Mammoth Springs, Arkansas. A short drive will have you on the banks of the Spring River where you can enjoy trout fishing or an afternoon floating. If you've been searching for a property that's "turn-key" and needs no initial work to start enjoying, this is definitely one not to overlook! To get more information on the listing, or to schedule a tour, please contact Michael Rook with Midwest Land Group.





# PROPERTY FEATURES

PRICE: **\$349,500** | COUNTY: **FULTON** | STATE: **ARKANSAS** | ACRES: **138.69**

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- 138.69 surveyed acres
- Gated entry on dead-end road
- Extensive trail system for trucks and ATVs
- Multiple established food plots
- 2 Redneck box blinds convey
- 1 Muddy box blind conveys
- Multiple additional wood-built box blinds will convey
- Numerous ladder stands and feeders will convey
- Small spring
- Spring fed creek
- Loaded with white oak timber
- Established campsite area
- Excellent topography





# 138.69 SURVEYED ACRES WITH TRAIL SYSTEM

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From the campsite area, you can look in any direction and find a trail that will lead you to numerous food plot and stand locations throughout the property.





# GATED ENTRY ON DEAD-END ROAD

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# SPRING FED CREEK

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# ESTABLISHED FOOD PLOTS

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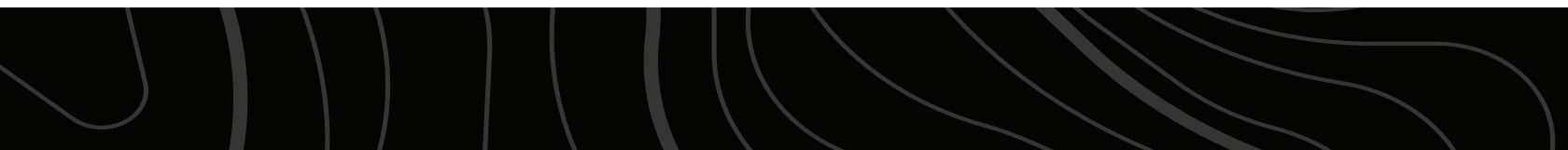
The current owners supplement feed year-round and run numerous trail cameras to keep an inventory on wildlife. This property is loaded with quality deer and also has an outstanding turkey population. There are numerous feeders and ladder stands that have been strategically placed and will stay for the new owners.





# TWO REDNECK BLINDS

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# TRAIL CAM PICTURES

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# AERIAL MAP



Maps Provided By:



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Map Center: 36° 24' 14.41, -91° 27' 28.82

0ft 1530ft 3060ft

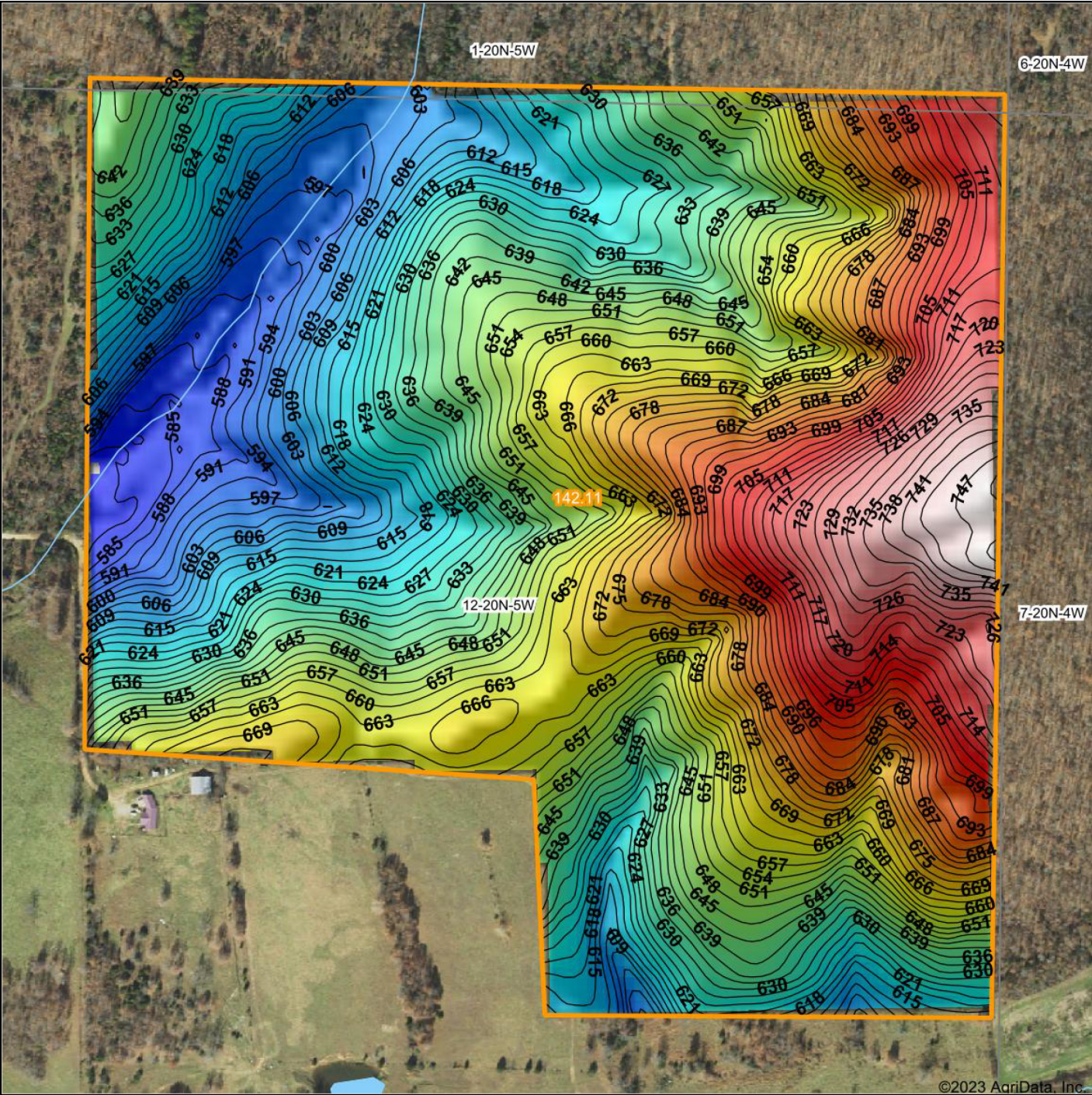
**12-20N-5W**  
**Fulton County**  
**Arkansas**



1/2/2023



# HILLSHADE MAP



Low      Elevation      High

Source: USGS 10 meter dem  
Interval(ft): 3  
Min: 579.5  
Max: 751.1  
Range: 171.6  
Average: 651.9  
Standard Deviation: 39.21 ft

0ft      453ft      907ft

12-20N-5W  
Fulton County  
Arkansas  
1/2/2023  
map center: 36° 24' 14.41, -91° 27' 28.82

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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# OVERVIEW MAP





# AGENT CONTACT

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Actions speak louder than words. That's what Michael Rook believes to be the key factor to his success. Born in Jonesboro, Arkansas, he grew up hearing this phrase preached by his parents so much that it became ingrained in his life philosophy. Michael grew up in the Arkansas Delta surrounded by rice, bean, corn, and cotton farms—some of which he worked on in his youth. He attended Valley View High School and Arkansas State University before going to work in the natural gas distribution industry. After a travel-extensive career in natural gas, Michael longed to plant his roots back in the dirt he grew up on, and find a career that capitalized on his passion for the outdoors.

At Midwest Land Group, he's able to combine that passion with his extensive local market knowledge to see others achieve their goals of land ownership. Michael pours himself into every transaction as if it were his own. Getting a new client is easy, but he knows that it takes honesty and integrity to keep a client, and you can rest assured in that. He doesn't tell clients he'll give them 100%; he proves it. When Michael's not working, you can find him hunting all kinds of game, fishing, golfing or skiing. He resides in Jonesboro, Arkansas, with his wife, Anna, and daughter, Kingston.



**MICHAEL ROOK,** LAND AGENT  
**816.718.7201**

[MRook@MidwestLandGroup.com](mailto:MRook@MidwestLandGroup.com)



## MidwestLandGroup.com

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