

MIDWEST LAND GROUP PRESENTS



FULTON COUNTY, AR

564 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PARADISE ON MYATT CREEK

Located in the heart of the renowned Ozark Mountain Range in north central Arkansas, this remarkable 564-acre property is nothing short of incredible, and has all the features to back it up! This estate offers the rare opportunity to own a true "Legacy Property" that can be enjoyed by your family for generations to come.

The absolute highlight of this property is the impressive 1.5 miles of frontage on Myatt Creek, which makes up the entire southern boundary of the farm. Myatt Creek is the largest creek in Fulton County, Arkansas, and can easily be compared to many small rivers in the area. There are numerous rock and sand bars along the creek where the entire family can enjoy an afternoon wading the shallow shoals or swimming in the deeper holes. For the avid fisherman, this is an amazing creek to spend the day hammering some small and largemouth bass! Throw a canoe or kayak in the water and traverse the deep pools and narrow shoots from one end to the other! The creek is a haven for wildlife, with incredible deer and turkey populations, as well as frequent sightings of majestic bald eagles soaring overhead! Not only does this farm rest on the banks of Myatt Creek but there is an additional 1.5 miles of the spring-fed Sycamore Creek running right through the middle of the property! Several additional tributaries coming off the surrounding ridges feed into the creeks and help to solidify this farm as a water enthusiast's dream! From a hunter's standpoint, this farm is dynamite! Not

only is the entire property accessible, it's layout gives way to countless hunting setups. The topography is unmatched, with oak-filled draws, saddles, and pinch points in the timber, funneling to the rich soils of the fields lining the creek. A recently constructed pond lies along Sycamore Creek and is fed by a spring. There are several additional ponds spread across the pastures for those who have horses or plan on running cattle.

Nestled a mile down a private drive, atop a large bluff 100' above Myatt Creek, is a 40'x60' shop house, with breathtaking views of the creek in two directions, as well as impressive views of the farm towards the north and east. Within the shop house, there's approximately 1,400 square foot that has been converted into 2 stories of heated and cooled living space, with a full kitchen, 2.5 baths, 1 bedroom downstairs, and two large loft bedrooms upstairs. The remainder is shop space and could be used in a multitude of ways. If the desire is to build your dream home, there are plenty of bluff-top sites with equal views just waiting for you! From the gated entry, you're 4 miles from paved Highway 9, with easy access to Mammoth Spring or Salem, Arkansas.

Don't miss the opportunity at such an incredible offering as properties of this caliber rarely become available! For additional information on the property, or to schedule a tour, contact Michael Rook with Midwest Land Group.

PROPERTY FEATURES

PRICE: **\$1,850,000** | COUNTY: **FULTON** | STATE: **ARKANSAS** | ACRES: **564**

- 1.5 miles of Myatt Creek creates the south boundary
- 1.5 miles of the spring-fed Sycamore Creek flows through the property
- 60'x40' shop house with 1,400 sq. ft. of living quarters
- 1 bedroom on the main floor and 2 loft bedrooms on the second floor
- 2.5 bath
- Home sits atop a bluff 100' over Myatt Creek with incredible views
- Newly constructed pond fed by a spring
- Numerous springs throughout the property
- Roughly 60/40 timber to pasture
- Countless sand and rock bars on Myatt Creek
- Myatt Creek is the largest creek in Fulton County
- Myatt creek activities include floating/canoeing/kayaking/swimming/fishing
- Outstanding deer and turkey populations
- Road system around property large enough for a truck
- Numerous existing ATV/UTV trails
- Numerous additional bluff-top build sites
- Incredible topography
- Mature oak, walnut, hickory, and sycamore trees
- Power, water, fiberoptic all onsite
- 4 miles from paved Highway 9
- 20 minutes to Mammoth Spring, AR



564 +/- ACRES



60'X40' SHOP HOUSE

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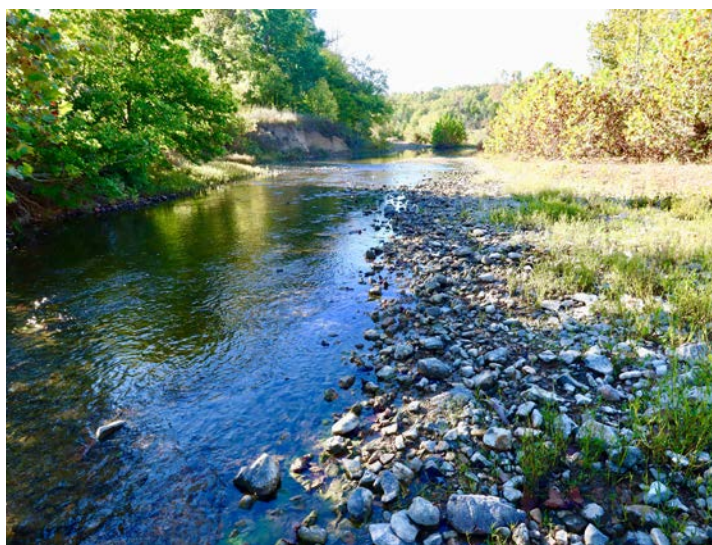


60'X40' SHOP HOUSE

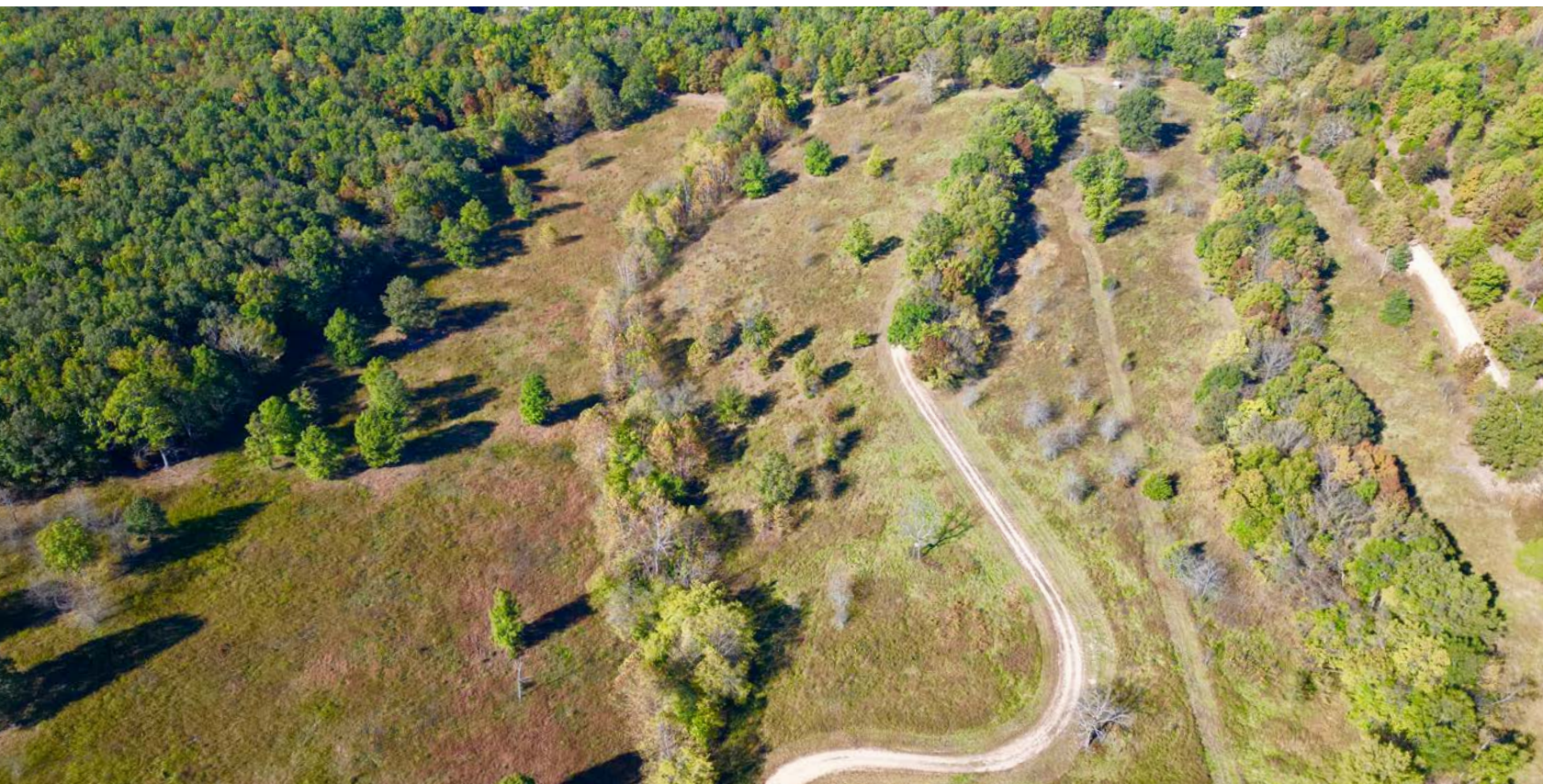
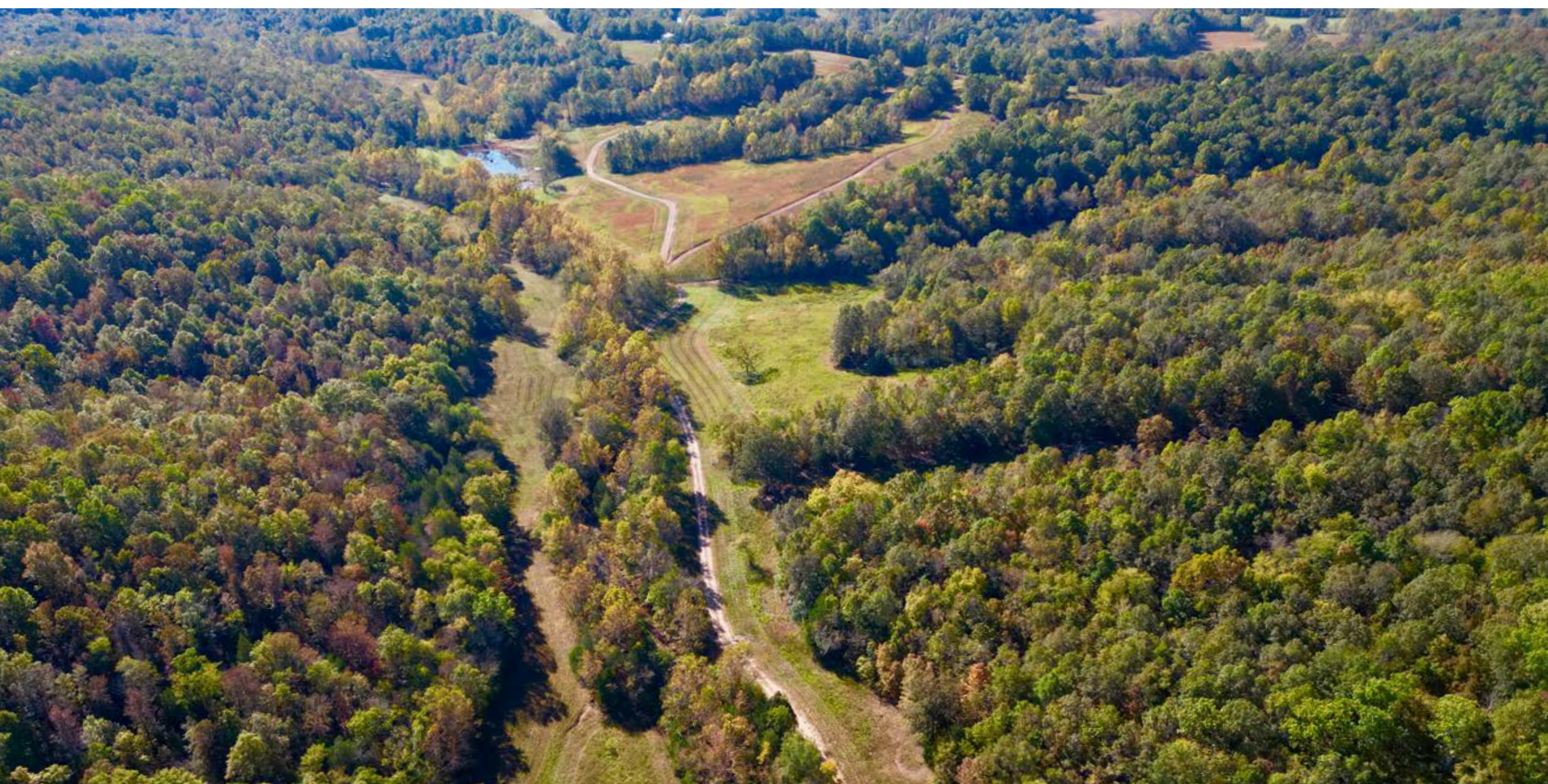


1.5 MILES OF CREEK

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ROUGHLY 60/40 TIMBER TO PASTURE



MATURE TREES

Mature sycamore, walnut, oak, and ash trees line the banks of the creek, adding to the natural beauty the year-round water source provides.



BLUFF VIEWS



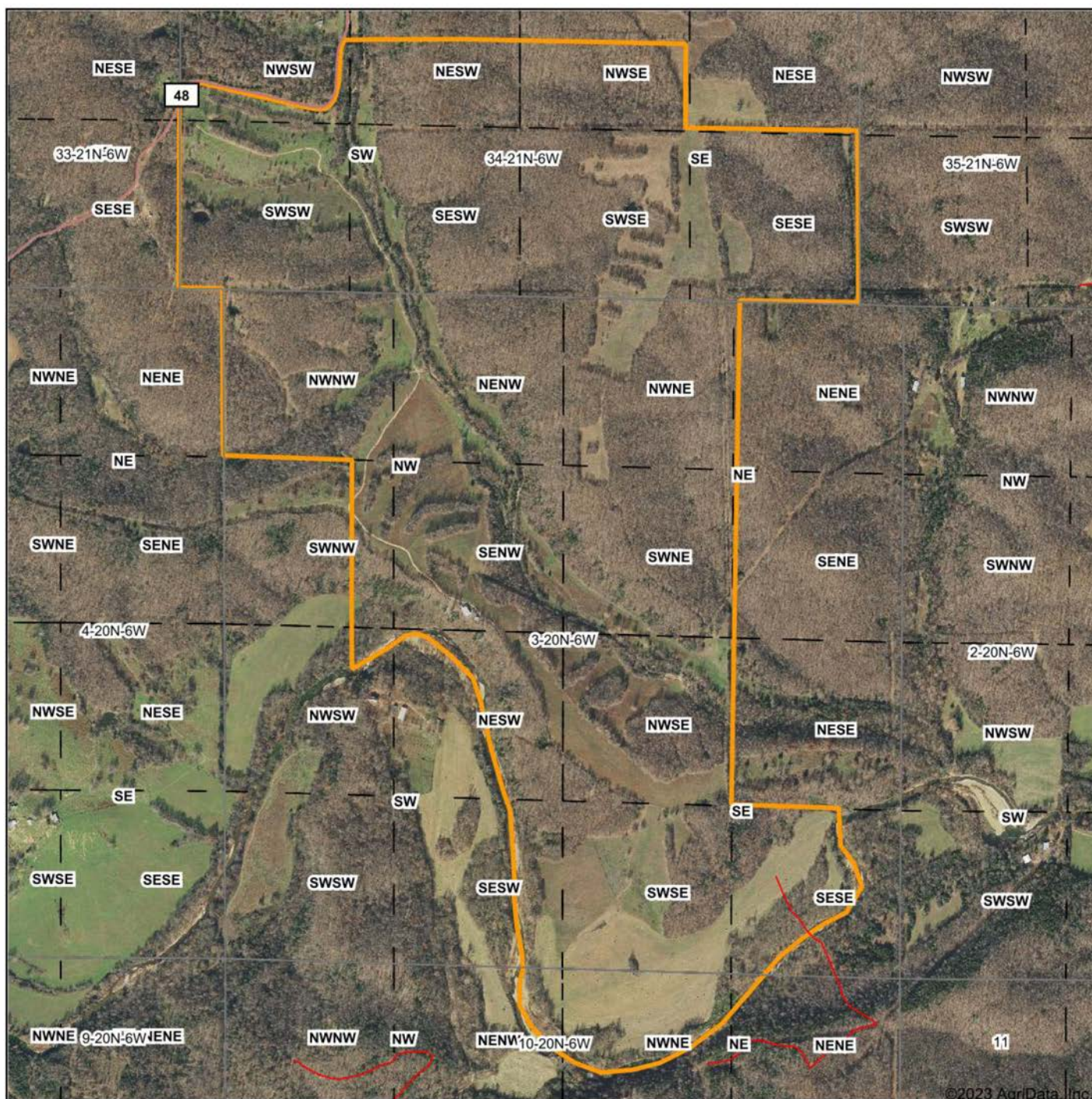
NEWLY CONSTRUCTED POND



ROAD SYSTEM AROUND PROPERTY



AERIAL MAP



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Maps Provided By:



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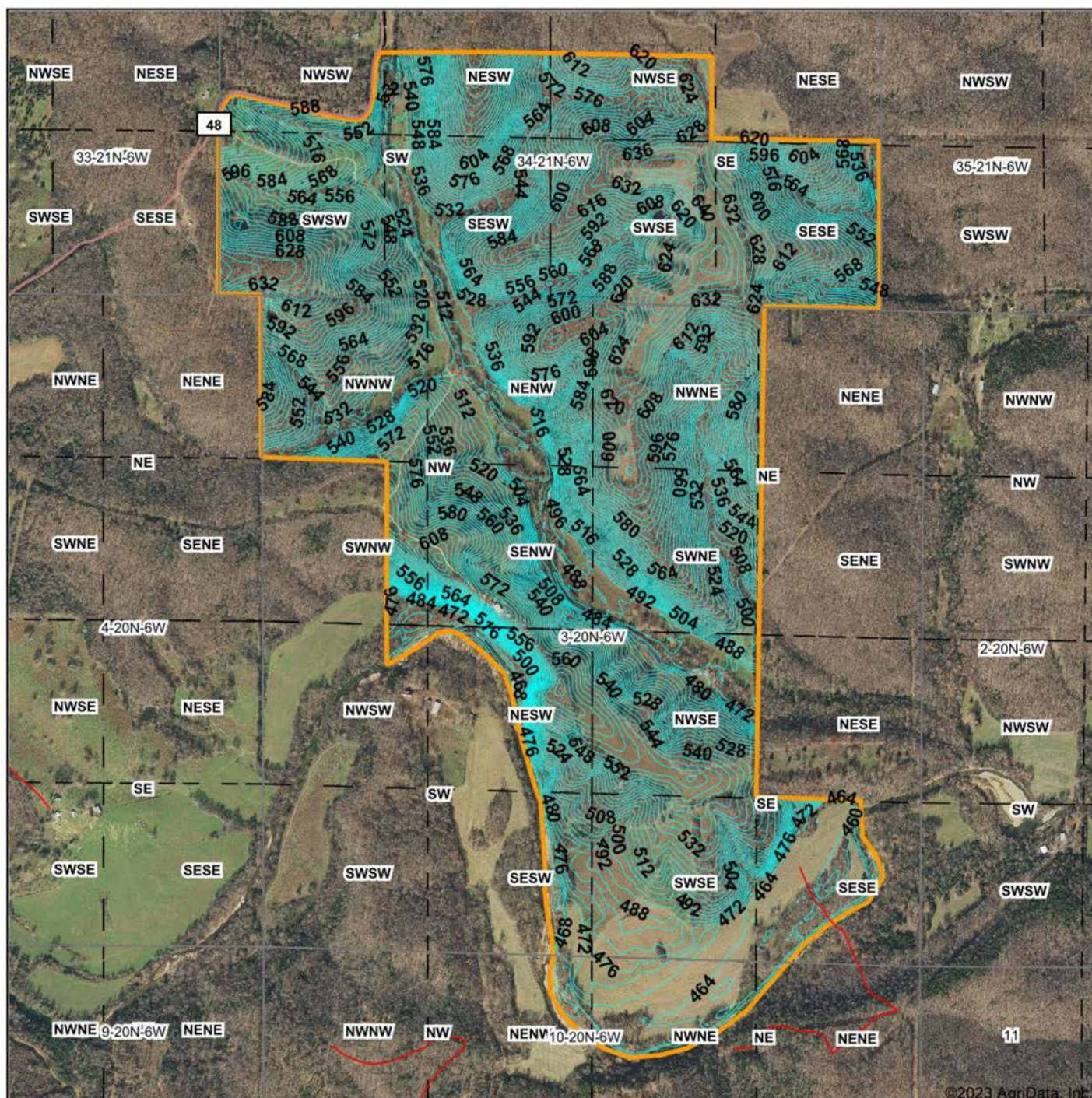
Boundary Center: 36° 25' 17.33, -91° 36' 35.94

3-20N-6W
Fulton County
Arkansas



10/6/2023

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 450.7

Max: 659.1

Range: 208.4

Average: 551.3

Standard Deviation: 51.84 ft

0ft 1250ft 2500ft

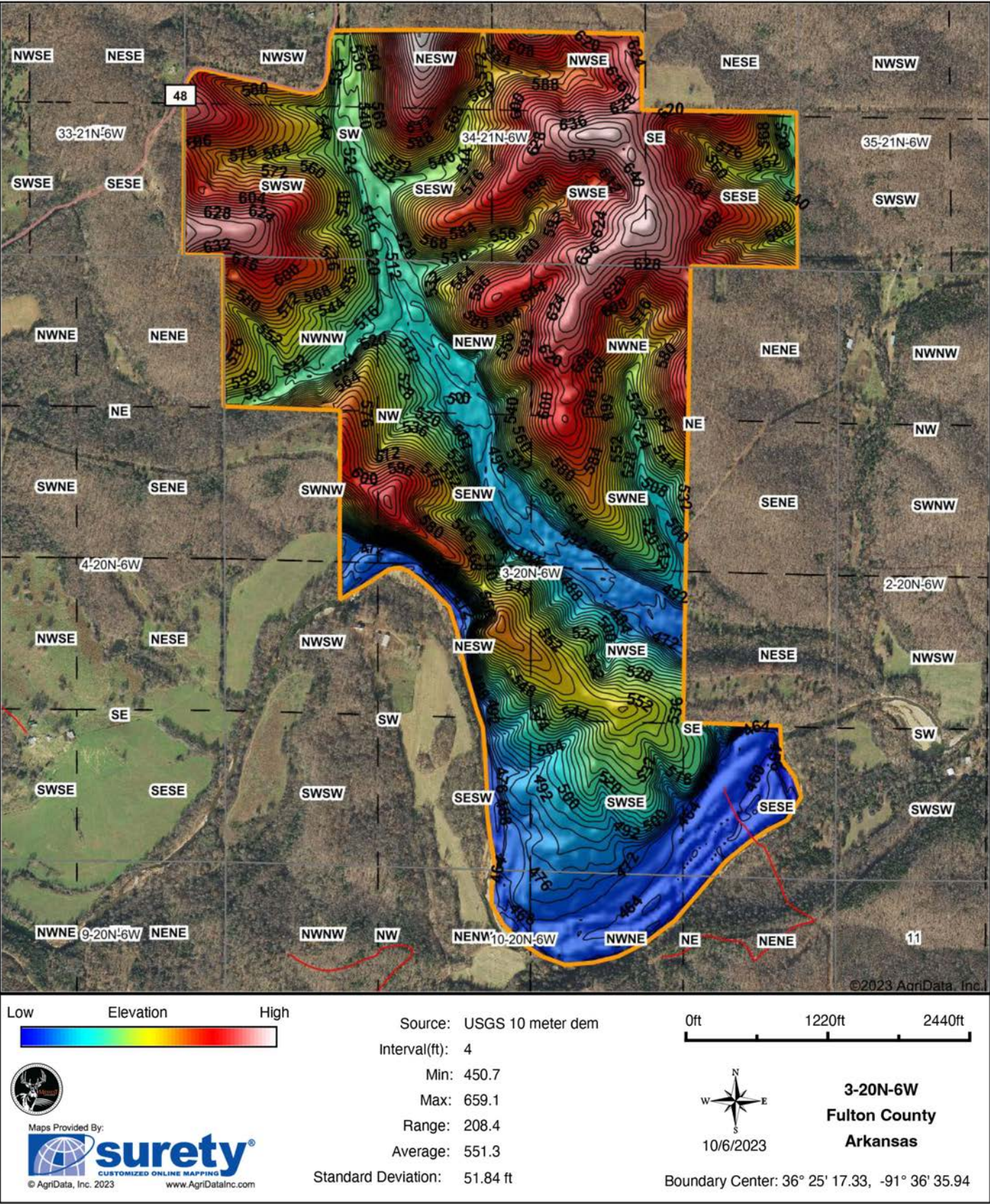


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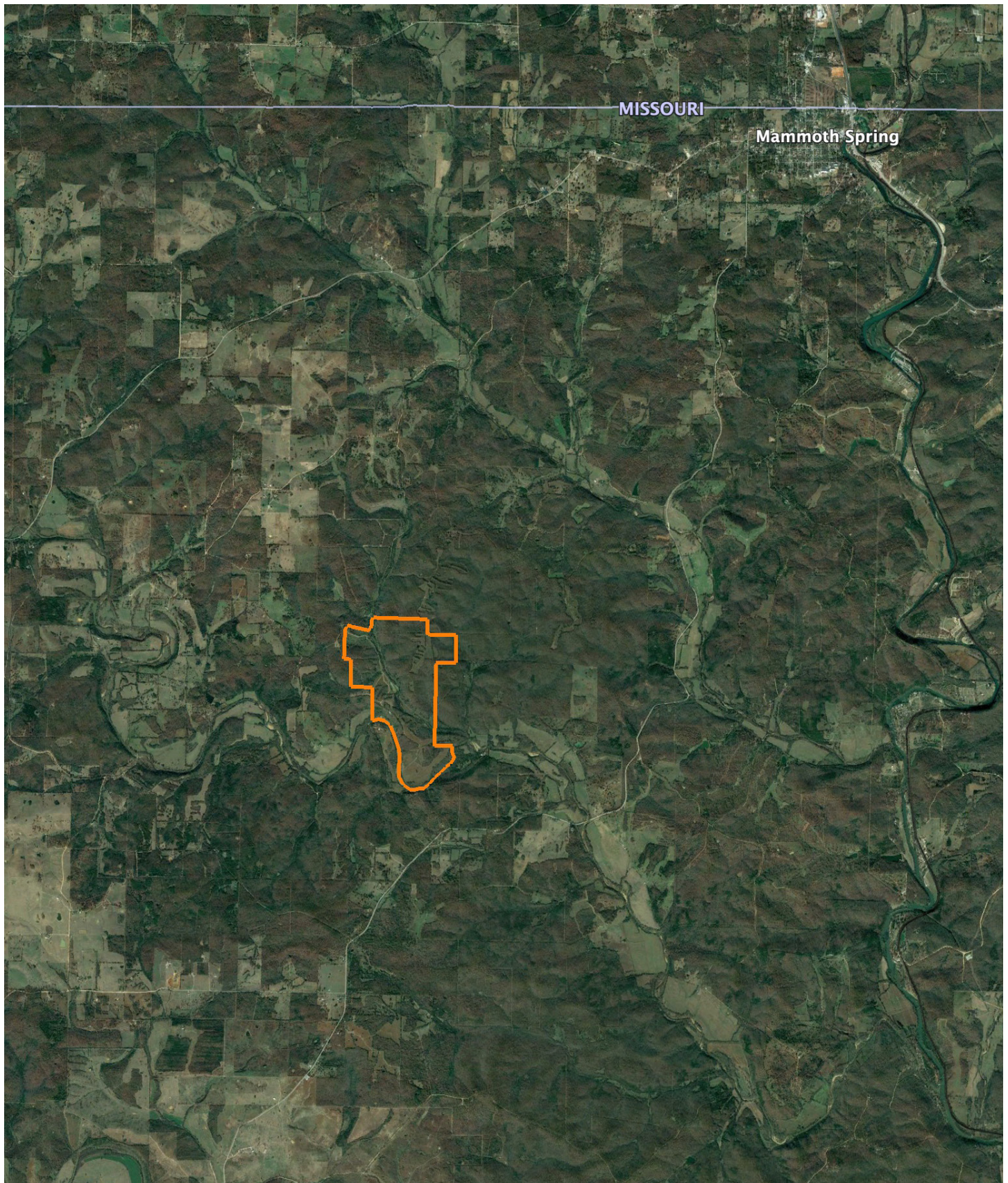
3-20N-6W
Fulton County
Arkansas

Boundary Center: 36° 25' 17.33, -91° 36' 35.94

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

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.



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