

MIDWEST LAND GROUP PRESENTS

134 ACRES IN

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# SEBASTIAN COUNTY ARKANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

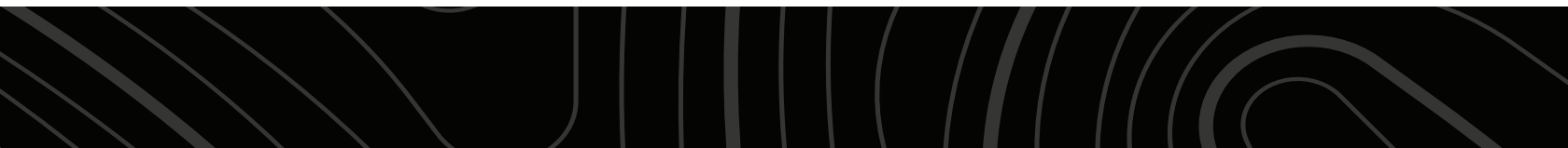
# PICTURESQUE VIEWS WITH HUGE DEVELOPMENT OPPORTUNITY

Just off the intersection of Witcherville Road and West Clarks Chapel Road is this 134 +/- acre multi-use farm with the most awe-inspiring views in Greenwood. If you are looking for a place to build your dream home and have a farm close to town, you won't find a better property in the Greenwood area. The development opportunities on this property are limitless. Starting from a large single-family private farm or a gated community with large acreage estates that would be the most coveted neighborhood in town sitting on this property. All the way down to a basic subdivision or anything in between that you could imagine.

This is a well-maintained turn-key cattle farm with everything in place to drop your herd on day one. A large equipment barn with grain/feed bin as well as a dual hay barn and cattle working pens with a squeeze chute is already on site and ready to go. There are 3 livestock ponds on location as well as perimeter and cross-fencing in place creating 3 separate pastures. The property has two welded pipe gated entrances

off of paved access from Witcherville Road. The farm is split into two levels elevations-wise. The upper 40 acres boast the most spectacular and picturesque views you'll find in all of Greenwood. I can only imagine the beauty one would witness every day while drinking your morning coffee on a large front porch or enjoying the sunset while unwinding at the end of a long day on the farm. The remaining acreage falls off to the south into a large expansive series of bottom fields. There are also a couple of places fenced off for deer feeders and food plot areas. There is lots of wildlife in the area and there have been several great bucks roaming around this farm over the years.

All of the opportunities that this farm offers are only a few minutes' drive from Greenwood Schools, one of the top school districts in the state. It is also only 1.4 miles from State Highway 71 and 15 miles from Fort Smith. To schedule a private tour of this spectacular farm please give land agent Heath Martin a call at (501) 470-5467.



# PROPERTY FEATURES

PRICE: **\$1,099,000** | COUNTY: **SEBASTIAN** | STATE: **ARKANSAS** | ACRES: **134**

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- Most awe-inspiring views in Greenwood
- 2 gated entrances
- Pavement access off Witcherville Road
- Electricity and rural water available
- Developer's dream property
- Working turn-key cattle farm
- 3 ponds
- Large equipment barn with grain/feed bin
- Hay barn and working pens
- Perimeter-fenced and cross-fenced into 3 pastures
- Property provides great deer hunting
- Food plot and feeder locations already in place
- 10 minute drive from Greenwood Schools
- 1.4 miles from State Highway 71
- 15 miles from Fort Smith



# AWE-INSPIRING VIEWS

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The upper 40 acres boast the most spectacular and picturesque views you'll find in all of Greenwood. I can only imagine the beauty one would witness every day while drinking your morning coffee on a large front porch or enjoying the sunset while unwinding at the end of a long day on the farm.



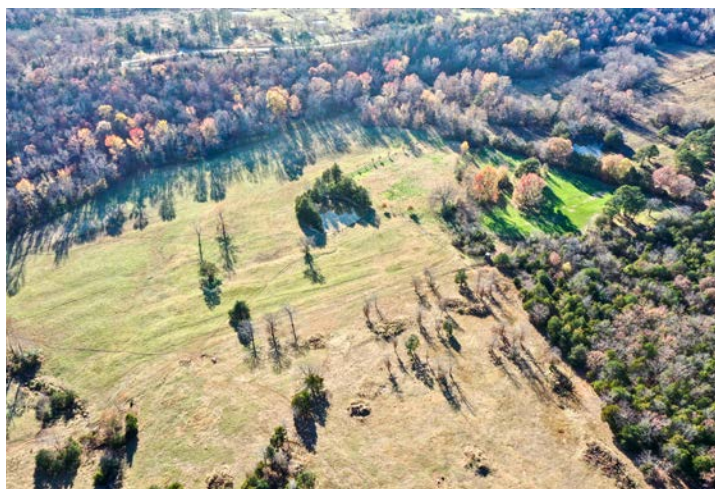
## 2 GATED ENTRANCES

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## CROSS-FENCED INTO 3 PASTURES

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# 3 PONDS

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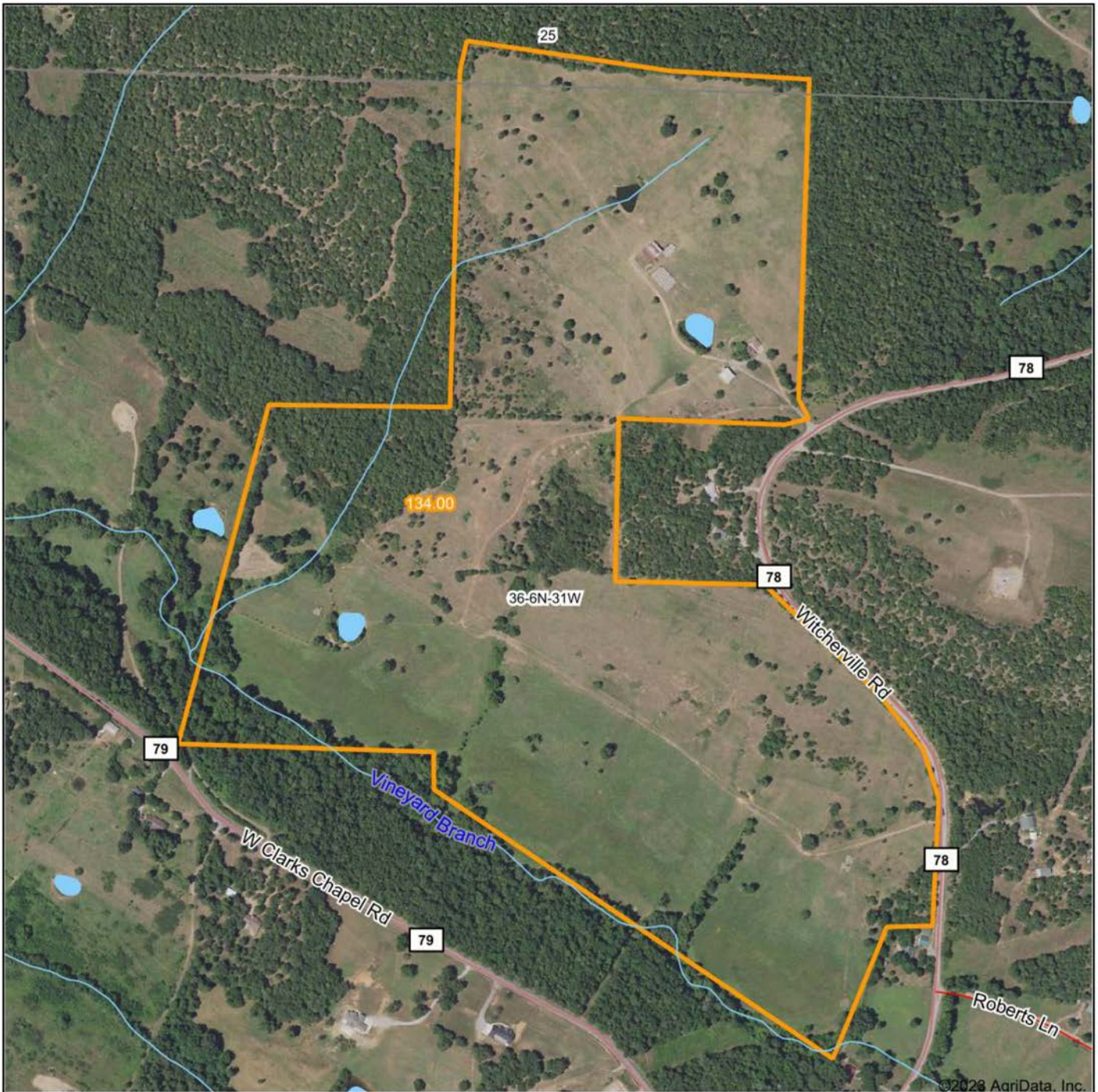
There are 3 livestock ponds on location as well as perimeter and cross-fencing in place creating 3 separate pastures.



# WORKING TURN-KEY CATTLE FARM



# AERIAL MAP



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Boundary Center: 35° 9' 19.95, -94° 15' 19.99



Maps Provided By:



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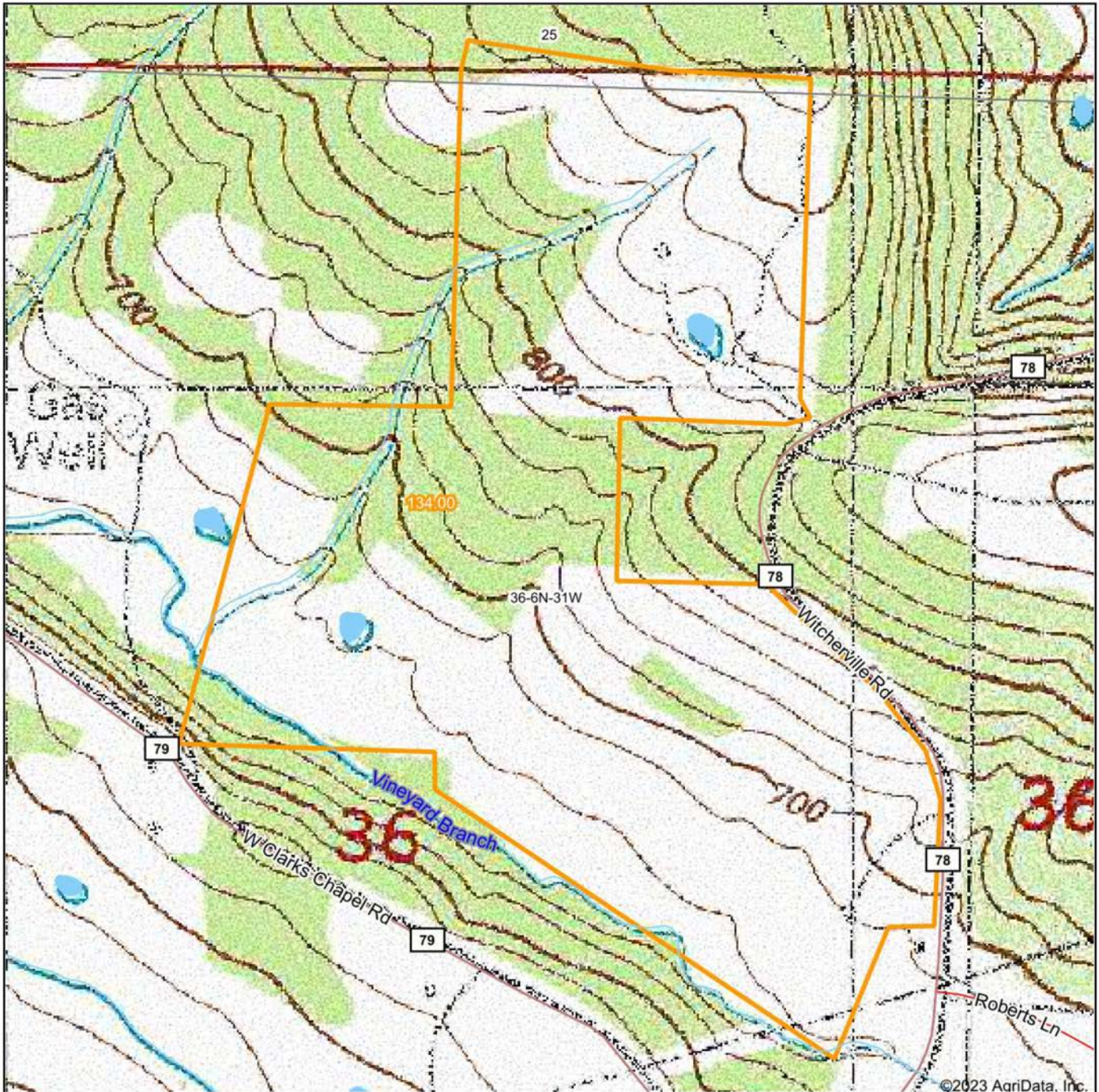
**36-6N-31W**  
**Sebastian County**  
**Arkansas**



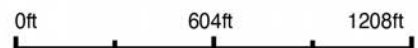
11/29/2023



# TOPOGRAPHY MAP



Map Center: 35° 9' 19.95, -94° 15' 20.61



**36-6N-31W**  
**Sebastian County**  
**Arkansas**



11/29/2023

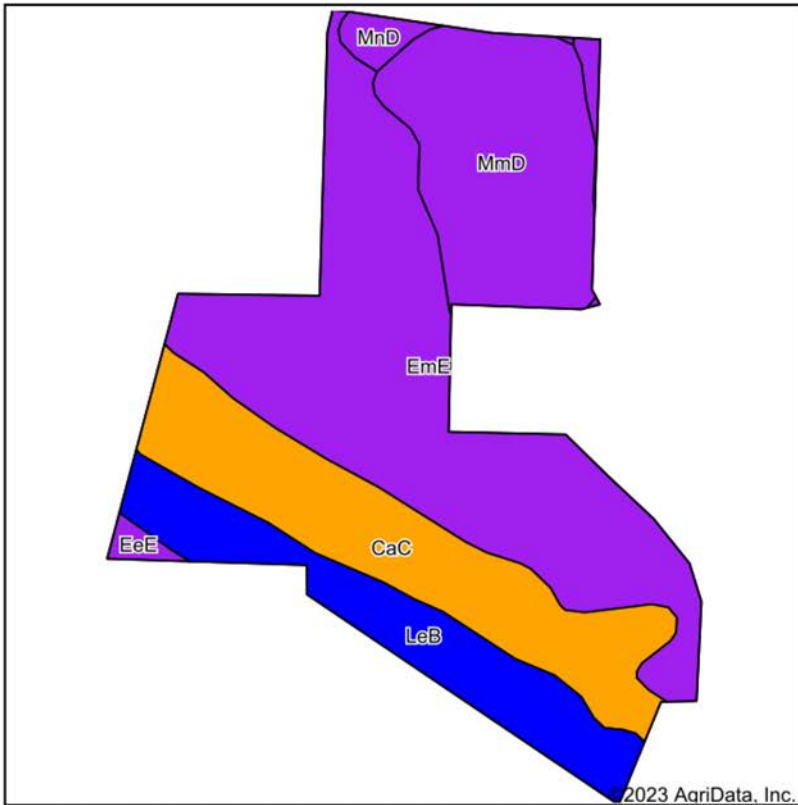


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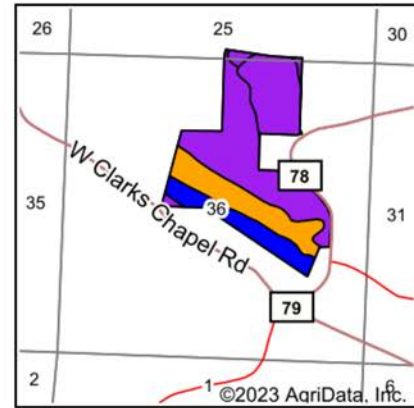


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# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Sebastian**  
 Location: **36-6N-31W**  
 Township: **Prairie**  
 Acres: **134**  
 Date: **11/29/2023**



Maps Provided By:



Area Symbol: AR131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grass hay Tons	Oats Bu	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Overall	
EmE	Enders-Mountainburg complex, 20 to 40 percent slopes	56.27	42.0%		> 6.5ft.	Vlls										11	
CaC	Cane fine sandy loam, 3 to 8 percent slopes	28.95	21.6%		2ft.	Ille	8		60	650	5		25		30	54	
MmD	Mountainburg sandy loam, 3 to 12 percent slopes	26.91	20.1%		> 6.5ft.	Vle		4				35		4	20	27	
LeB	Leadvale silt loam, 1 to 3 percent slopes	18.93	14.1%		1.7ft.	Ile										51	
MnD	Mountainburg stony sandy loam, 3 to 12 percent slopes	1.87	1.4%		> 6.5ft.	Vls	5		4					3		23	
EeE	Enders stony silt loam, 12 to 30 percent slopes	1.07	0.8%		> 6.5ft.	Vlls			3							36	
Weighted Average							5.21	1.8	0.9	13	140.4	1.1	7	5.4	0.8	10.5	*n 29.5

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAP

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# AGENT CONTACT

Heath Martin was born in DeQueen, Arkansas, a small town near the Oklahoma border and was raised just across the state line in the far Southeastern corner of Oklahoma. Heath grew up around the cattle and timber industries, and has been hunting and fishing for as long as he can remember. "In Western Arkansas, there isn't much you can do with land that I haven't been somewhat involved with. If you're buying land in this area, it's usually for raising cattle, timber investment, hunting and recreation or a combination of all four," Heath says. You'd have a hard time finding a land agent who knows more about land management for cattle, timber or hunting in Western and Central Arkansas than Heath. If he doesn't know the answer or solution off the top of his head, he sure knows where to find it.

Heath attended Carl Albert State Junior College, University of Central Arkansas and Arkansas Tech University and holds a wildlife biology degree. Prior to becoming a Midwest Land Group agent, he worked in land surveying, the oil and gas industry, wildlife management and for the National Forest Service. "I have always loved land, the outdoors and hunting. Being a land agent combines aspects of all three of those into one career. Spending time talking about these things with buyers and sellers is what I enjoy most," explains Heath. His wife, Lindsey, is also a Midwest Land Group land agent. Heath helps manage his in-law's family ranch where they have converted it from a working cattle operation to a world-class hunting property in the Ouachita Mountains.

He has an impressive amount of knowledge about deeds, leases, environmental regulations and land management, not to mention a long list of accomplishments in deer, turkey and bear hunting. Only seven Boone and Crockett black bears have ever been harvested in Arkansas, and Heath is responsible for taking two of those bears with a bow. He is a former national and world champion amateur 3D archer. Heath is a published outdoor writer and an outdoor videographer who produces multiple episodes a year for renowned deer biologist, Dr. Grant Woods' wildly popular GrowingDeer.tv. Heath is QDMA Level 1 certified and is a certified remote UAS pilot (commercial drones). Heath can help you find the perfect property for whatever land use you want. Start by telling him exactly what you're looking for in a piece of land.



**HEATH MARTIN**, LAND AGENT  
**501.470.5467**  
HeathMartin@MidwestLandGroup.com



## MidwestLandGroup.com

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