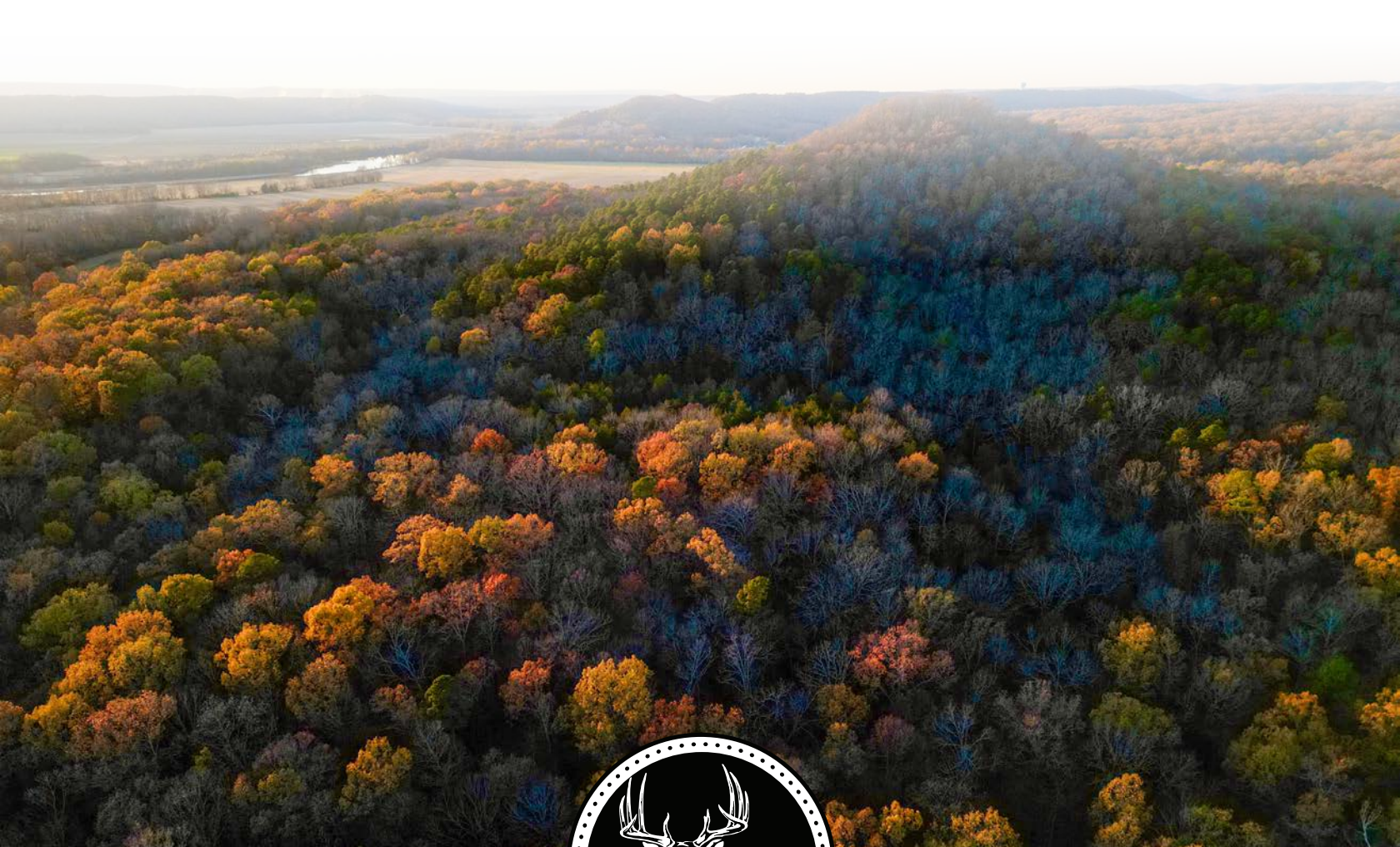


MIDWEST LAND GROUP PRESENTS

521 ACRES IN

INDEPENDENCE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE STALKER FARM: INVESTMENT POTENTIAL WITH WHITE RIVER FRONTAGE ON THE EDGE OF BATESVILLE, ARKANSAS

With a storied legacy spanning over 75 years, the Stalker Farm presents a rare opportunity to own a piece of land with immense investment potential, complemented by its prime location and diverse features.

Nestled against the expansive backdrop of Pine Mountain, this 521 +/- acre estate offers not just land but a canvas for dreams to unfold. The White River gently meanders alongside, providing a picturesque scene that unfolds under the views of Pine Mountain. With 0.85 miles of coveted White River frontage, this property stands as a testament to the fusion of natural beauty and investment promise. Not many farms boast the standout features that are entailed within. Of the 521 +/- surveyed acres, this property contains nearly 320 tillable acres in the White River bottoms along with nearly 200 acres of mature hardwood timber, hay meadows, old home sites, and more expansive beauty that the foothills of the Ozarks are known for.

Diversified in its class, comprised of 318 cropland acres, per FSA, enjoy ample return on your investment or dive into your own agricultural operations. Made up of nutrient-rich silt loam soils, this White River bottom tillable acreage is known for its fertile makeup. With a current tenant in place, this farm has seen a consistent rotation of corn and soybeans over its recent history providing a

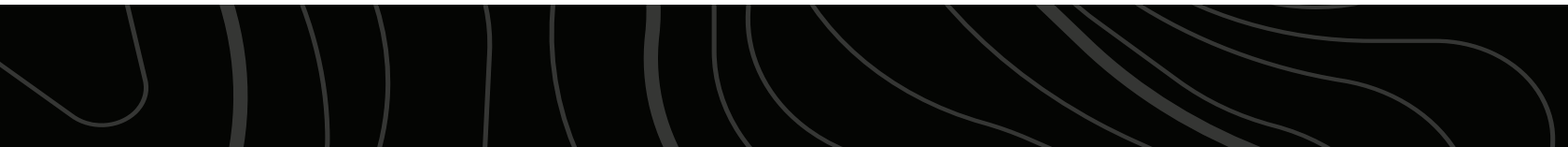
solid return for the owners as well as a consistent food source for the residing wildlife. With nearly .85 +/- miles of White River frontage, the possibilities are endless as to what the future of this farm could entail. Install irrigation to further improve the tillable operation, build riverfront cabins for families to enjoy for future generations, or just relax on the sandbar in the warm summer months and enjoy the wonderful fishing that this river has to offer. The possibilities are seemingly endless.

Across the road, the dynamic of this farm transfers from seemingly flat, tillable acreage to the rolling topography that the Arkansas Ozarks are known for. Consisting of nearly 130 acres, with over 1.5 miles of paved Gap Road frontage, the beauty of this farm really comes to life. The old Stalker home place sits at the front of the property, overlooking the stocked pond, a testament to the familial history rooted in the land. Pine Mountain, one of the largest mountains you meet as you escape the delta, graces the landscape, providing sweeping vista views over the entire White River bottom. This geographical marvel adds a touch of grandeur to the property. Build your forever home atop this gorgeous mountaintop and have a view that would rival any for miles around. As you ease back down the mountain, take in the charm of the mature hardwood timber that envelops the property. With an expansive trail system, make your way through

the entire farm, enjoying the rolling hills, wet weather creeks, and springs that enchant this block of hardwoods. Keep your eye out for wildlife as deer and turkey abound on this wonderful mecca.

Strategically positioned on the edge of the city limits, this estate beckons those looking to build their dream home or develop multiple fantastic sites. The convenience of being less than 2 miles from The Course at Eagle Mountain and a mere 5 miles from Batesville Hospital

enhances its appeal, offering a harmonious blend of rural tranquility and urban accessibility. This property is more than a mere investment opportunity; it's a chapter waiting to be written, a legacy to be continued. Whether you aspire to build your dream home, delve into agriculture, or explore development possibilities, this estate seamlessly weaves together the threads of history, natural beauty, and investment promise. Don't miss your chance to be part of a story that began 75+ years ago – secure your legacy today.



PROPERTY FEATURES

PRICE: **\$3,500,000** | COUNTY: **INDEPENDENCE** | STATE: **ARKANSAS** | ACRES: **521**

- 521.16 surveyed acres
- 318 total cropland acres
- Silt loam soils
- 1.5 miles of Gap Road frontage
- .85 miles of White River frontage
- Pine Mountain
- Vista views
- Multiple build sites
- Old Stalker home place still on site
- Two ponds
- Multiple wet weather creeks/springs
- Mature hardwood timber
- Expansive trail system
- Abundant wildlife
- Tillable investment
- Development potential
- Less than 2 miles from The Course at Eagle Mountain
- 5 miles to Batesville Hospital



318 TOTAL CROPLAND ACRES

Diversified in its class, comprised of 318 cropland acres, per FSA, enjoy ample return on your investment or dive into your own agricultural operations. Made up of nutrient-rich silt loam soils, this White River bottom tillable acreage is known for its fertile makeup.



1.5 MILES OF GAP ROAD FRONTAGE



.85 MILES OF WHITE RIVER FRONTAGE



PINE MOUNTAIN

This geographical marvel adds a touch of grandeur to the property. Build your forever home atop this gorgeous mountaintop and have a view that would rival any for miles around.



EXPANSIVE TRAIL SYSTEM



TWO PONDS



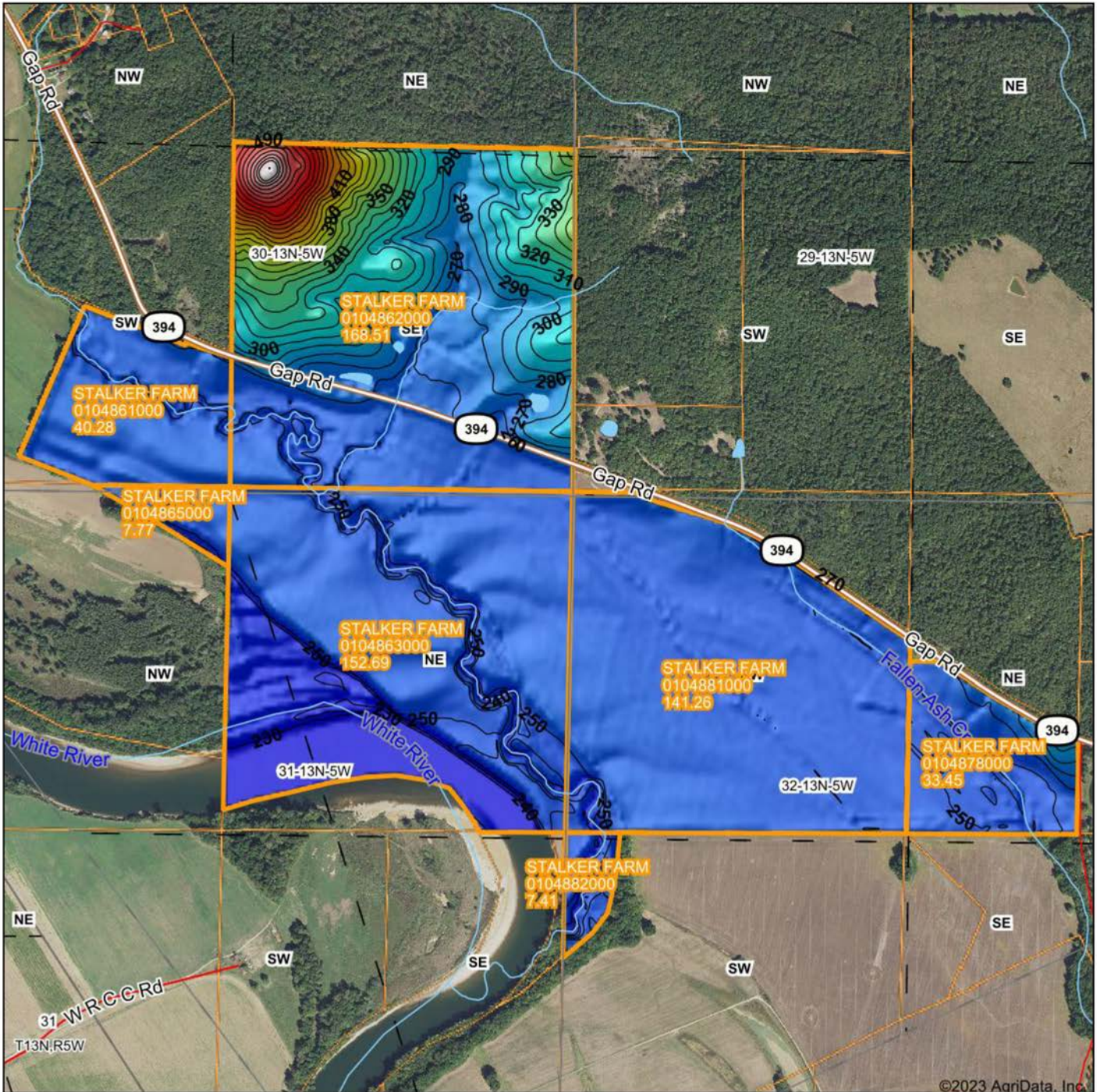
MATURE HARDWOOD TIMBER



MULTIPLE BUILD SITES



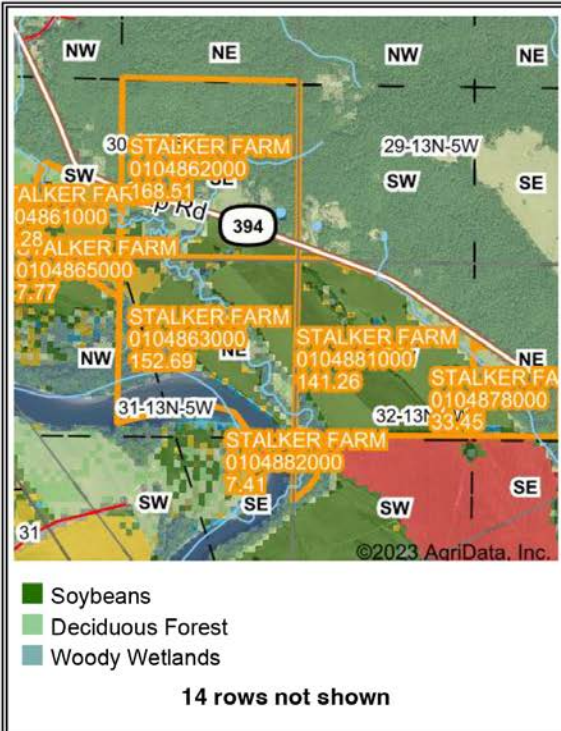
HILLSHADE MAP



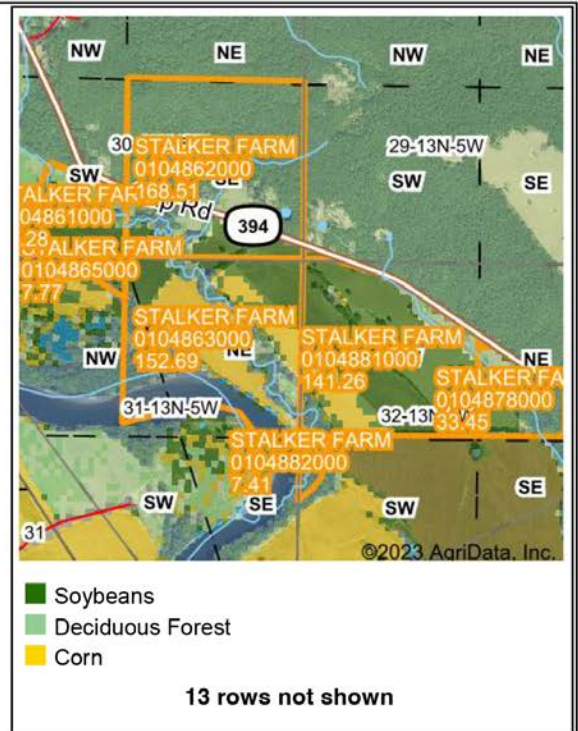
<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 10 Min: 226.4 Max: 560.4 Range: 334.0 Average: 266.3 Standard Deviation: 42.65 ft</p>	<p>0ft 1231ft 2462ft</p>
	<p>©2023 AgriData, Inc.</p>	<p>12/4/2023</p> <p>31-13N-5W Independence County Arkansas</p> <p>Boundary Center: 35° 43' 45.83, -91° 33' 35.66</p>

CROP HISTORY MAPS

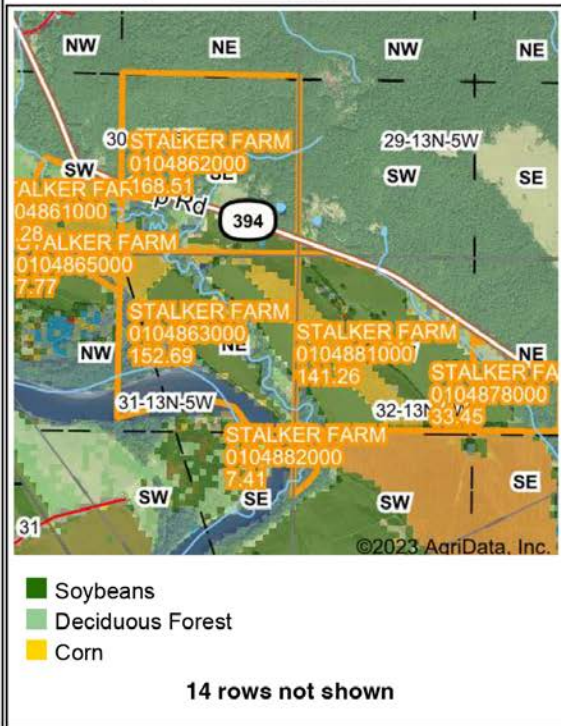
Crop Year: 2022



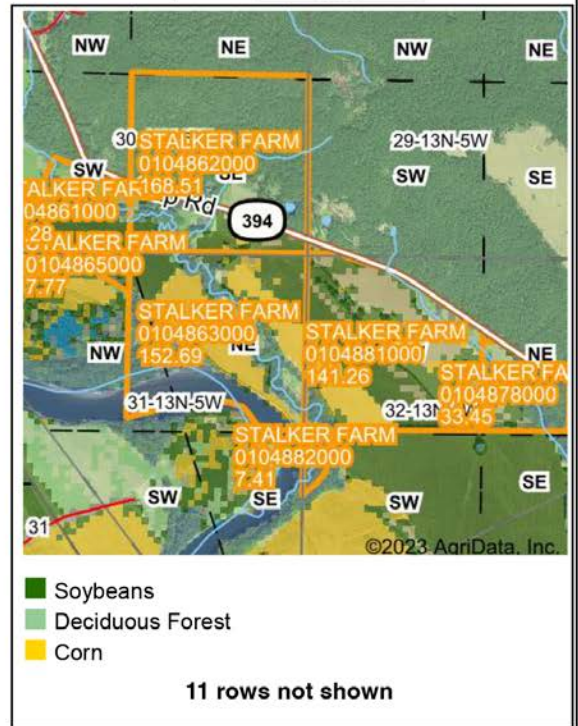
Crop Year: 2021



Crop Year: 2020



Crop Year: 2019



Boundary Center: 35° 43' 45.83, -91° 33' 35.66

State: AR County: Independence

Legal: 31-13N-5W Twnshp: White River

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

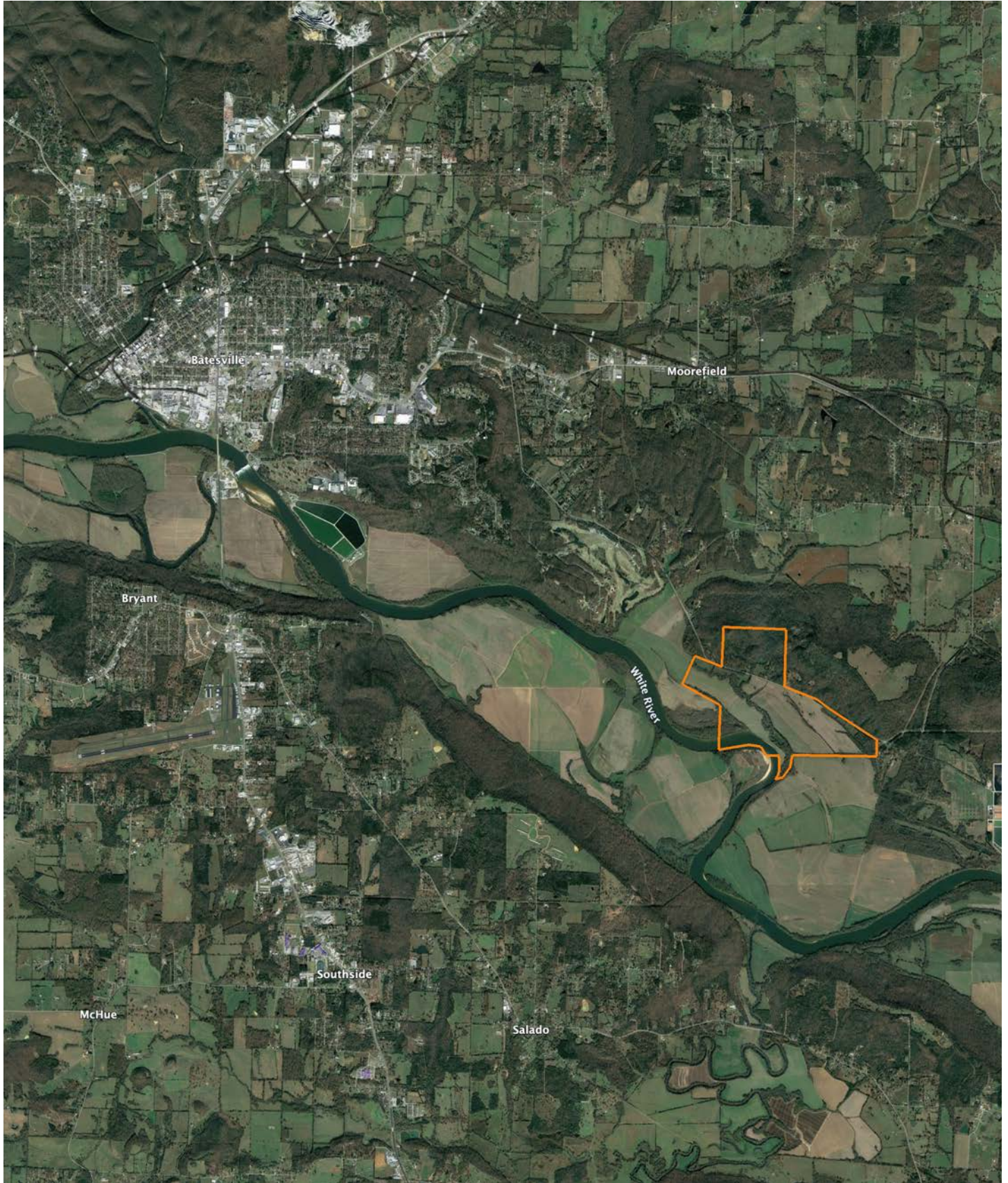


Maps Provided By:



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OVERVIEW MAP



AGENT CONTACT

Zach Luster has an extreme passion for the outdoors. He grew up hunting and fishing with his dad and was hooked at a young age. Born and raised in Jonesboro, Arkansas, Zach attended Jonesboro High School and graduated from Arkansas State University with a Bachelor of Science in Agriculture with an emphasis in Farm Management and minor in Plant Science. After school, he farmed and became a farm manager for a large-scale row crop operation, while also duck guiding in Casscoe and Egypt, AR. These experiences and knowledge of the soils led Zach to develop a strong desire for, and dedication to, land and agriculture.

At Midwest Land Group, he's able to fuel these passions, working in the outdoors with people who also love the outdoors. From chasing turkeys in the hills and guiding duck hunts in the river bottoms to farming for nearly a decade, Zach has spent his whole life dedicated to the land. He knows that there are abundant possibilities with each and every piece of property and what all it encompasses. Clients benefit from his loyalty, large network, and eagerness to succeed. Zach is married to his wife, Kailey, and together, they have a son, Holt. He is a member of the National Wild Turkey Federation and Delta Waterfowl, and serves as a Youth Director at Milligan Ridge Baptist Church. Other than hunting and fishing, Zach enjoys spending time with his family, attending church events and playing golf. Give Zach a call today to experience the Midwest Land Group difference.



ZACH LUSTER, LAND AGENT
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