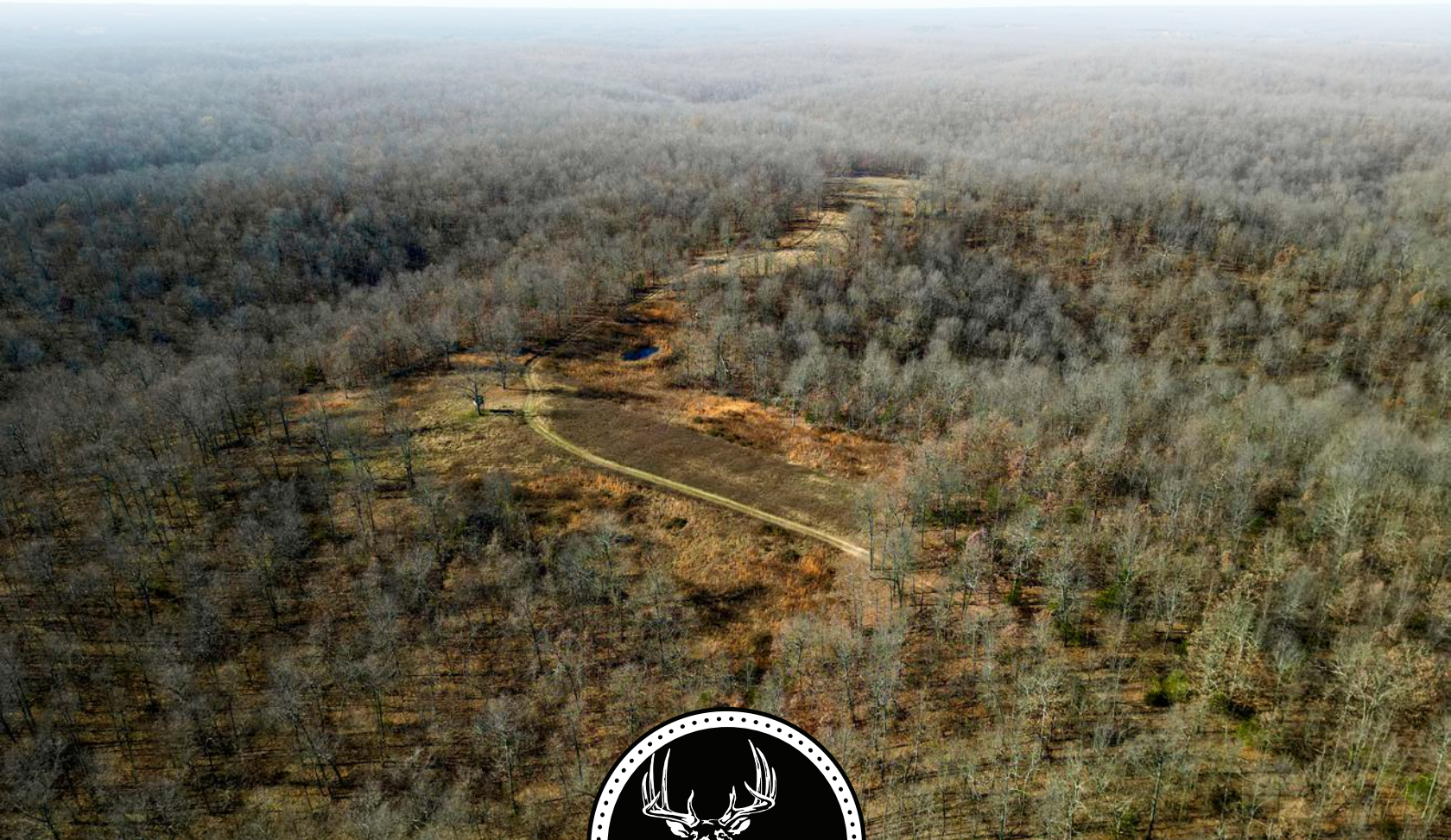


MIDWEST LAND GROUP PRESENTS

213 ACRES IN

RANDOLPH COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

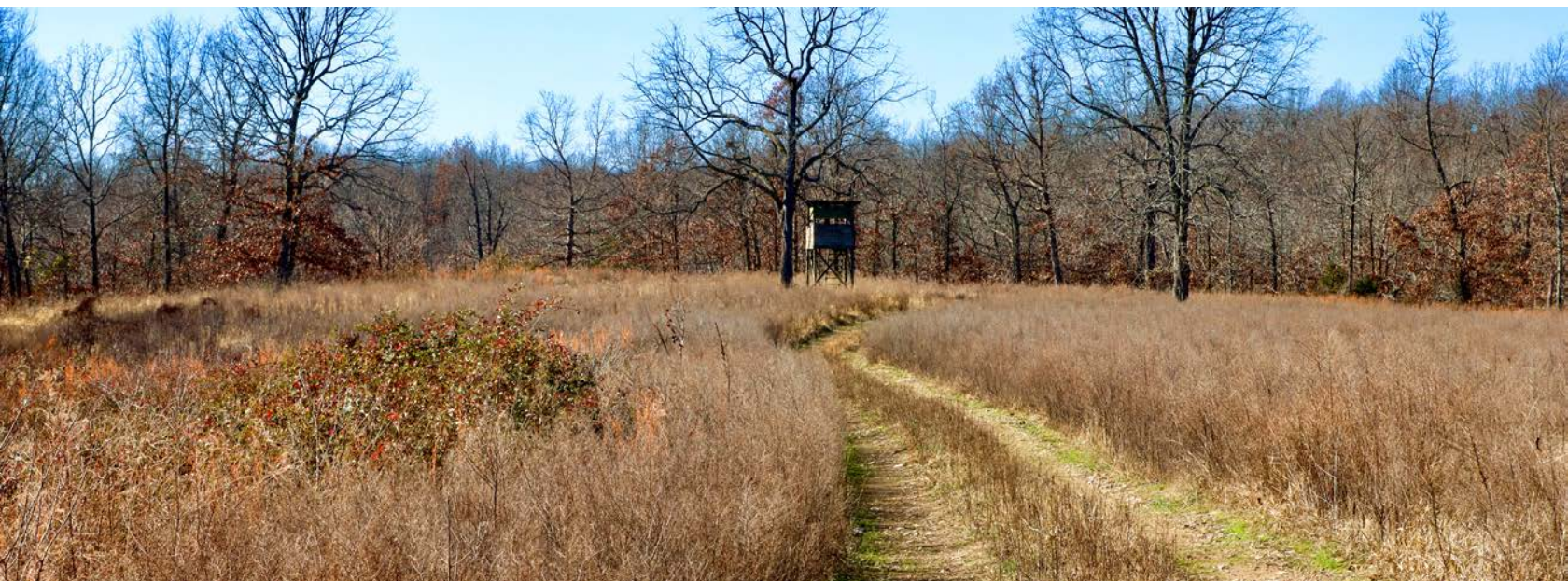
OUTDOORSMAN'S PARADISE IN RANDOLPH COUNTY

Welcome to this 213 +/- acre outdoorsman paradise located in northern Randolph County on Upper Janes Creek Road. Comprised of mostly timber, this farm lays extremely well for the acreage and has road frontage on two sides for easy access. Behind the gated access and sitting atop a ridge on the north half of the farm you will find an off-grid cabin that has been used for lodging by the current owner. Move your stuff right into this remote site if you wish, or if the accommodating features of the world are more your style, electricity is right down the road. Use this site as the foundation for your forever home in the hills of the Ozarks and enjoy the views of the countryside and wildlife off your back porch

Painted amongst the canvas of mature hardwood timber, there is a well-established trail system leading you in and out of the draws and ridges that make up the farm. 10 +/- acres of food plots have been strategically placed

to offer some fantastic hunting opportunities while keeping access in mind. A recent 50 +/- acre TSI project has been implemented to help promote bedding cover on the farm in order to hold more deer and wildlife on the property during the season. A wet weather creek dissects this farm right through the middle providing some diverse habitat edges right in its heart. This along with the two man-made ponds provide plenty of water for the wildlife that call this place home. With 3 tower stands in place as well as over 16 lock-on stand sites already developed, this farm is ready and waiting for its new owner to come take over.

Don't miss the opportunity to claim this unique piece of paradise – a property that seamlessly combines the thrill of the hunt with the privacy and seclusion of an off-grid retreat. Give me a call today and let's go take a look!



PROPERTY FEATURES

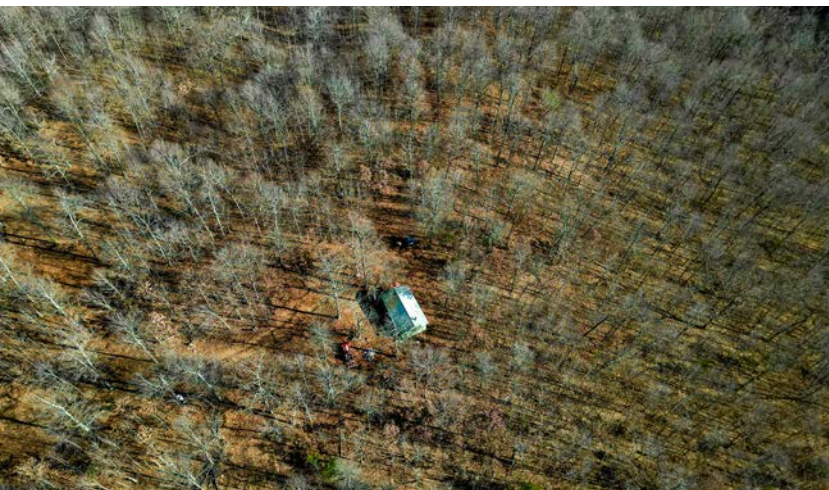
PRICE: **\$415,000** | COUNTY: **RANDOLPH** | STATE: **ARKANSAS** | ACRES: **213**

- 213 +/- acres
- Off-grid cabin
- Established trail system
- Multiple access points
- 10 +/- acres of food plots
- 50 +/- acre TSI for whitetails
- Over 16 lock-on stand sites
- 3 tower stands
- Wet weather creek
- 2 ponds
- Abundant wildlife
- Electricity nearby
- Seclusion
- Gated access



213 +/- ACRES

Comprised of mostly timber, this farm lays extremely well for the acreage and has road frontage on two sides for easy access.



ESTABLISHED TRAIL SYSTEM



OFF-GRID CABIN



10 +/- ACRES OF FOOD PLOTS

Acres of food plots have been strategically placed to offer some fantastic hunting opportunities while keeping access in mind.



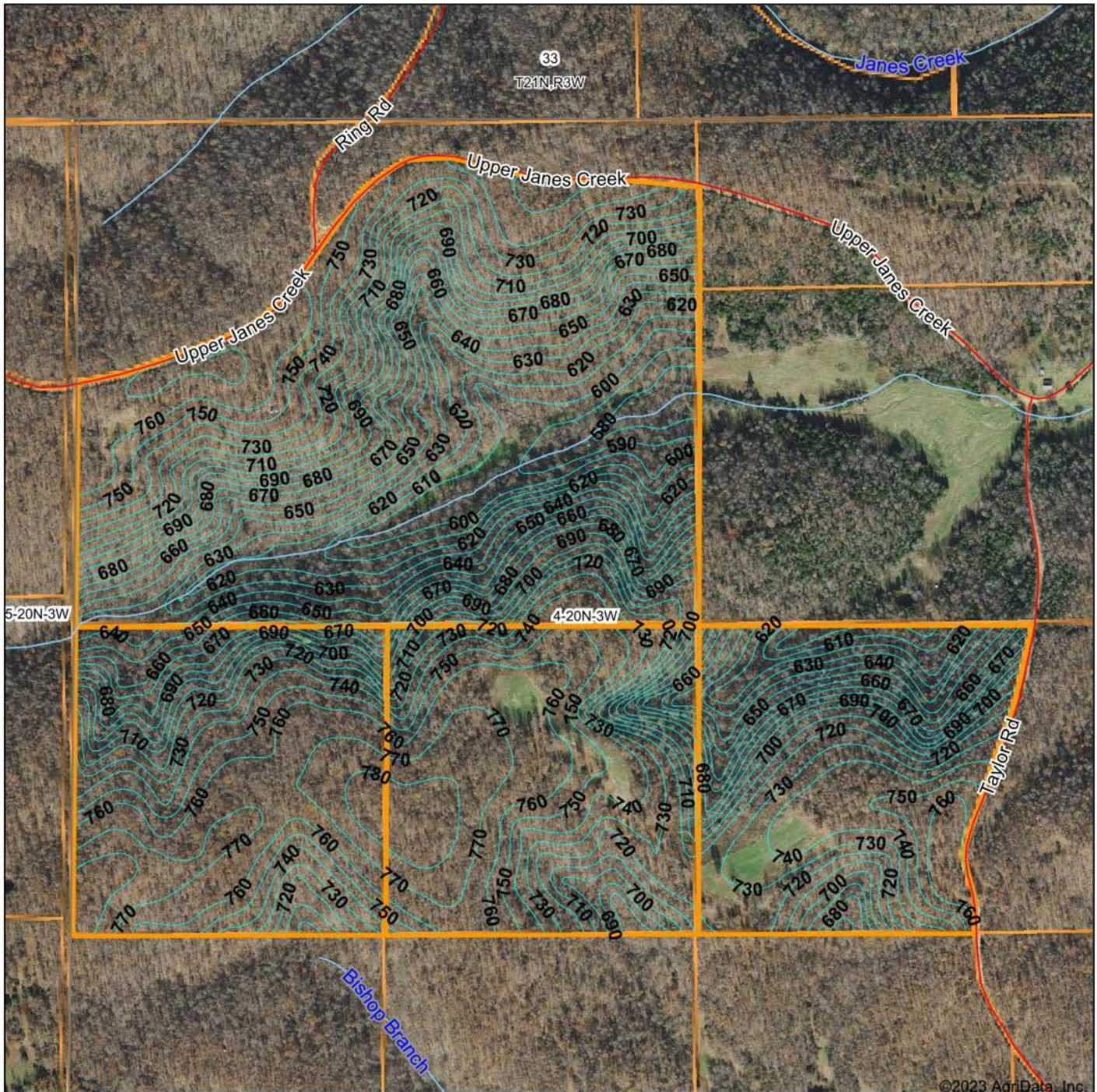
TOWER STANDS & LOCK-ON STANDS



ABUNDANT WILDLIFE



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 573.7

Max: 786.0

Range: 212.3

Average: 702.7

Standard Deviation: 56.04 ft

0ft 643ft 1286ft

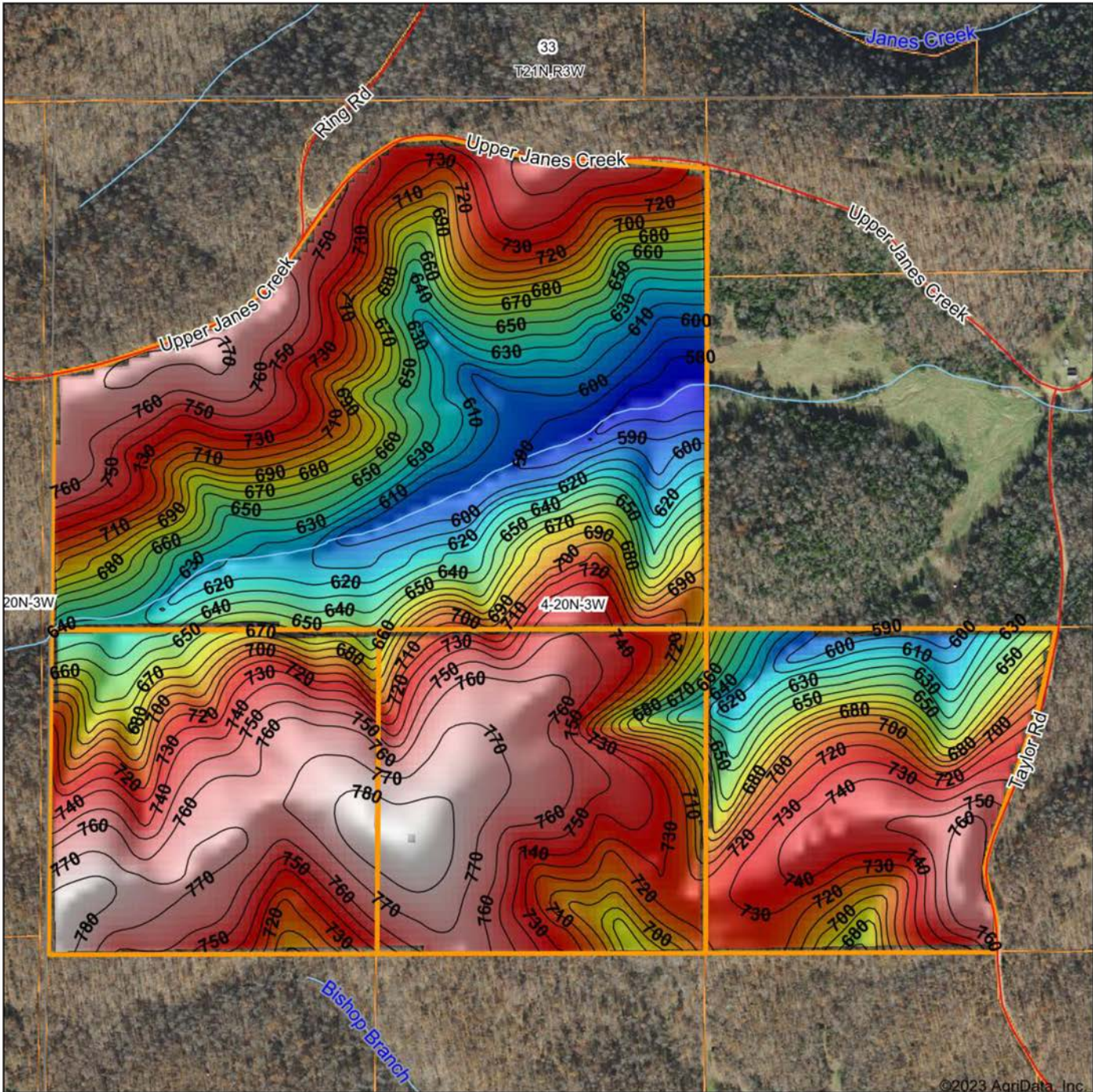


12/15/2023

4-20N-3W
Randolph County
Arkansas

Boundary Center: 36° 24' 55.67, -91° 18' 7.93

HILLSHADE MAP



©2023 AgriData, Inc.



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10

Min: 573.7

Max: 786.0

Range: 212.3

Average: 702.7

Standard Deviation: 56.04 ft

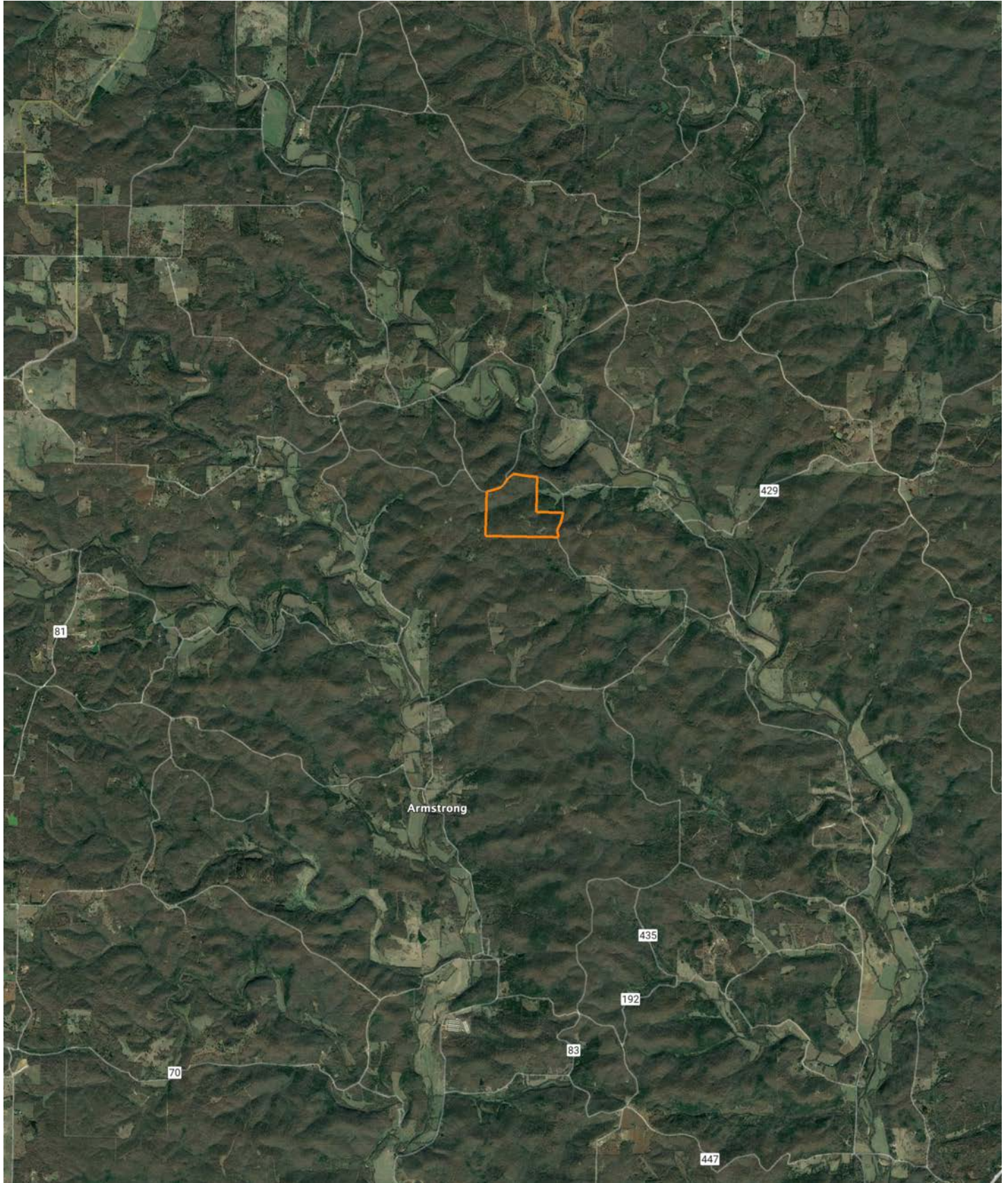


12/15/2023

4-20N-3W
Randolph County
Arkansas

Boundary Center: 36° 24' 55.67, -91° 18' 7.93

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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MidwestLandGroup.com

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