

MIDWEST LAND GROUP PRESENTS

106 ACRES IN

SHARP COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTION HAY FARM ON THE STRAWBERRY RIVER

Nestled along the picturesque Strawberry River just outside of Smithville, Arkansas, this highly productive hay farm also lends itself to many great recreational opportunities that can be enjoyed by the whole family! This 106.53 acre surveyed tract is located next to the Peebles Bluff River access with approximately .65 miles of river frontage making up the entire southern boundary. With easy access to a large gravel bar on the river, you're able to set up some chairs or a tent and enjoy watching the young kids wade the shallow shoals or jump off into a deep swimming hole. Grab a kayak and a fishing pole and test your luck at catching a smallmouth bass, or simply float the scenic river, possibilities are endless!

Along with the recreational opportunities, the primary use of this farm has for years been hay production.

Historically, this farm produces between 1,200-1,500 round bales off of three cuts each year. To ensure maximum production, each spring the farmer has applied 2 tons of chicken litter per acre, as well as 100 pounds of urea per acre before each cut. Although this is currently a hay farm, the future owners could fence the property and run cattle if desired. The high ground on the northwest corner would serve as a perfect location for someone wanting to build a home overlooking the entire farm or build hay barns for storage all out of the flood zone. There is easy access in and out of the farm off of Strawberry River Rd., and is conveniently located just 1.1 miles off pavement. To receive more information, or to schedule a tour of this property, please contact Michael Rook, listing agent with Midwest Land Group.



PROPERTY FEATURES

PRICE: **\$445,000** | COUNTY: **SHARP** | STATE: **ARKANSAS** | ACRES: **106**

- 106.53 surveyed acres
- .65 miles of Strawberry River frontage
- Strawberry River Road runs the entire north boundary
- Primarily all pasture
- Currently used for hay production
- Averaging 1,200-1,500 round bales a year
- Large gravel bar on the river
- Canoeing/ kayaking/ boating
- Fishing
- Build sites on the north end out of the flood zone
- Access to power
- 10 minutes to Smithville



106.53 SURVEYED ACRES

This 106.53 acre surveyed tract is located next to the Peebles Bluff River access with approximately .65 miles of river frontage making up the entire southern boundary.



PRIMARILY ALL PASTURE

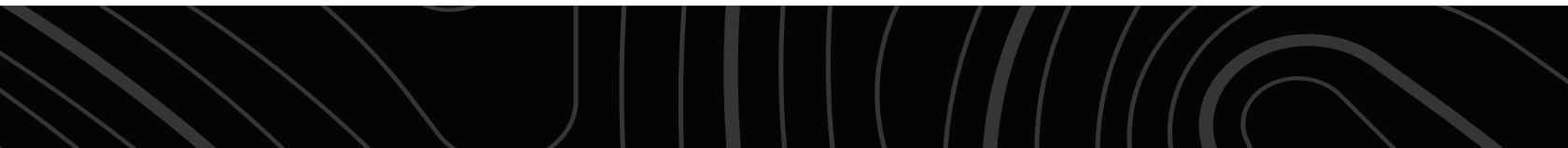


STRAWBERRY RIVER FRONTAGE



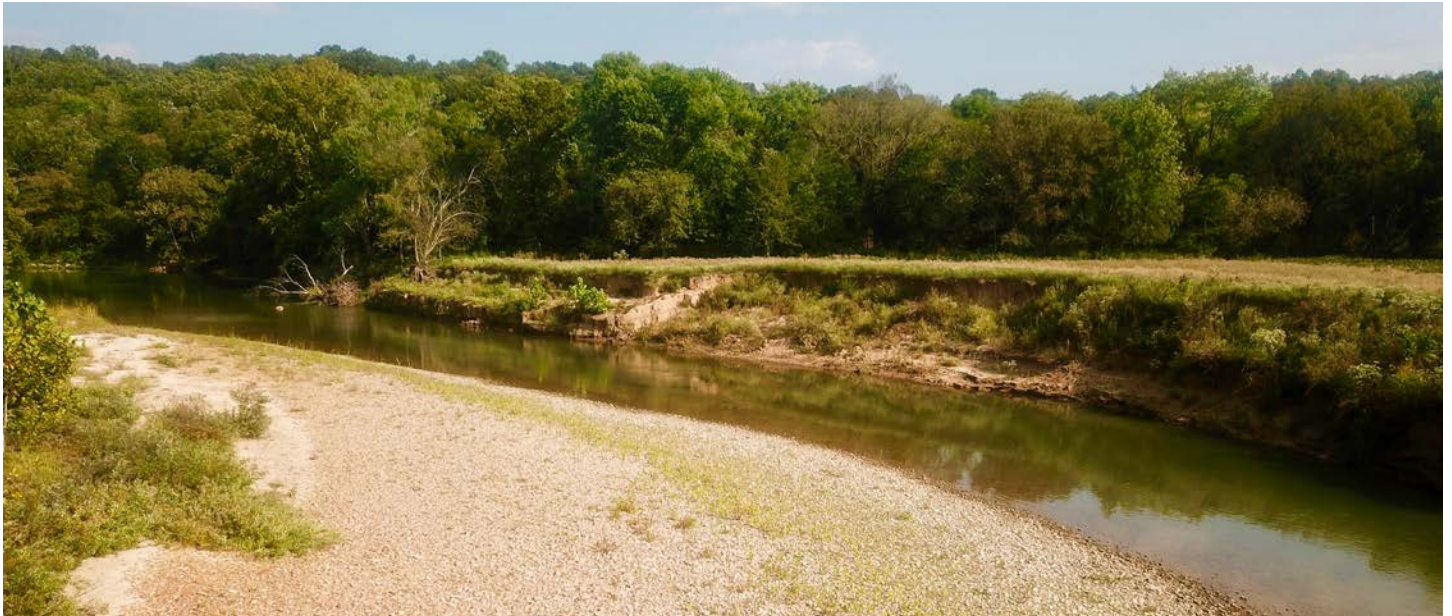
CURRENTLY USED FOR HAY PRODUCTION

Historically, this farm produces between 1,200-1,500 round bales off of three cuts each year. To ensure maximum production, each spring the farmer has applied 2 tons of chicken litter per acre, as well as 100 pounds of urea per acre before each cut.



LARGE GRAVEL BAR ON THE RIVER

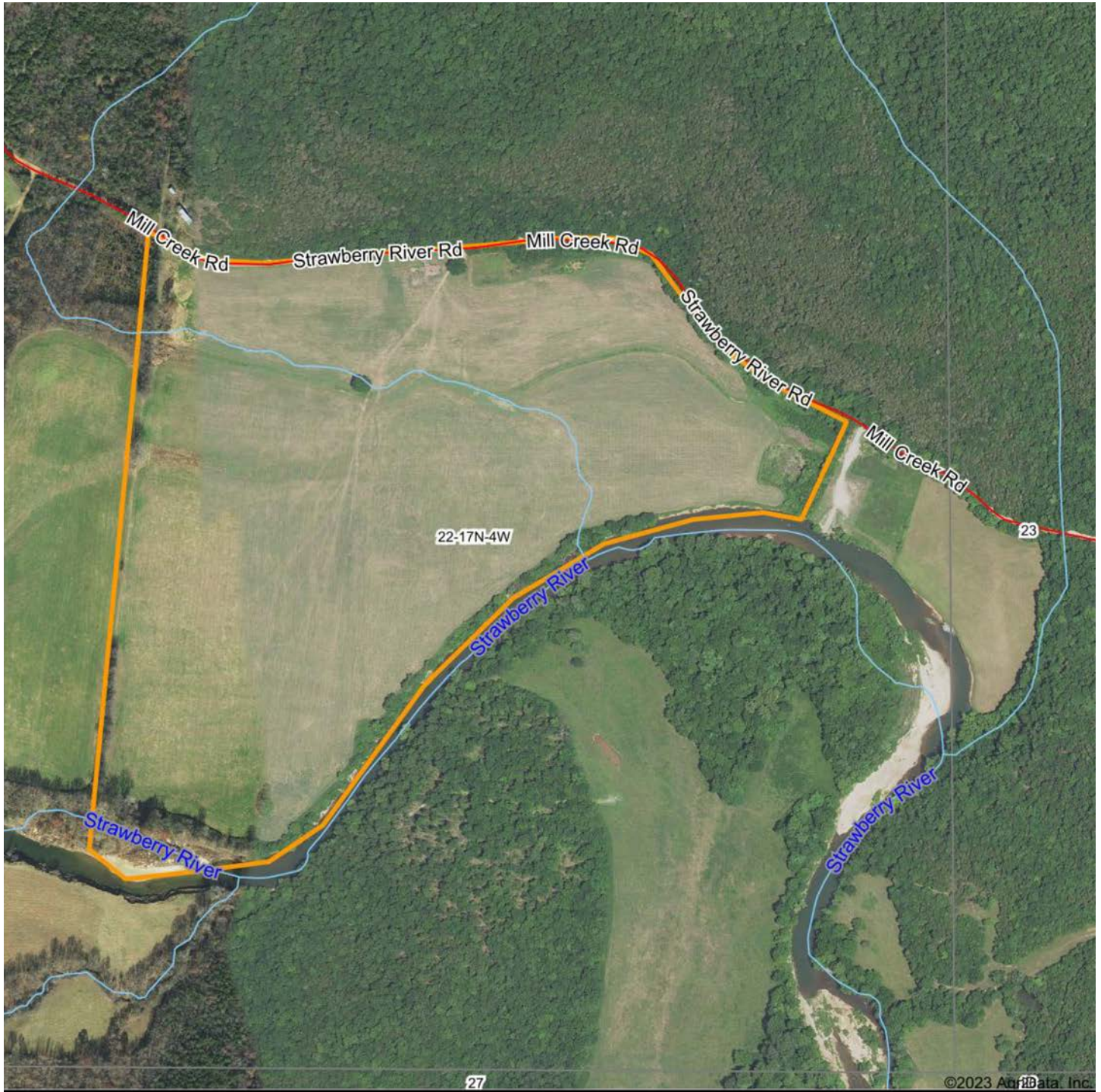
With easy access to a large gravel bar on the river, you're able to set up some chairs or a tent and enjoy watching the young kids wade the shallow shoals or jump off into a deep swimming hole.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 6' 16.99, -91° 23' 31.27



Maps Provided By:



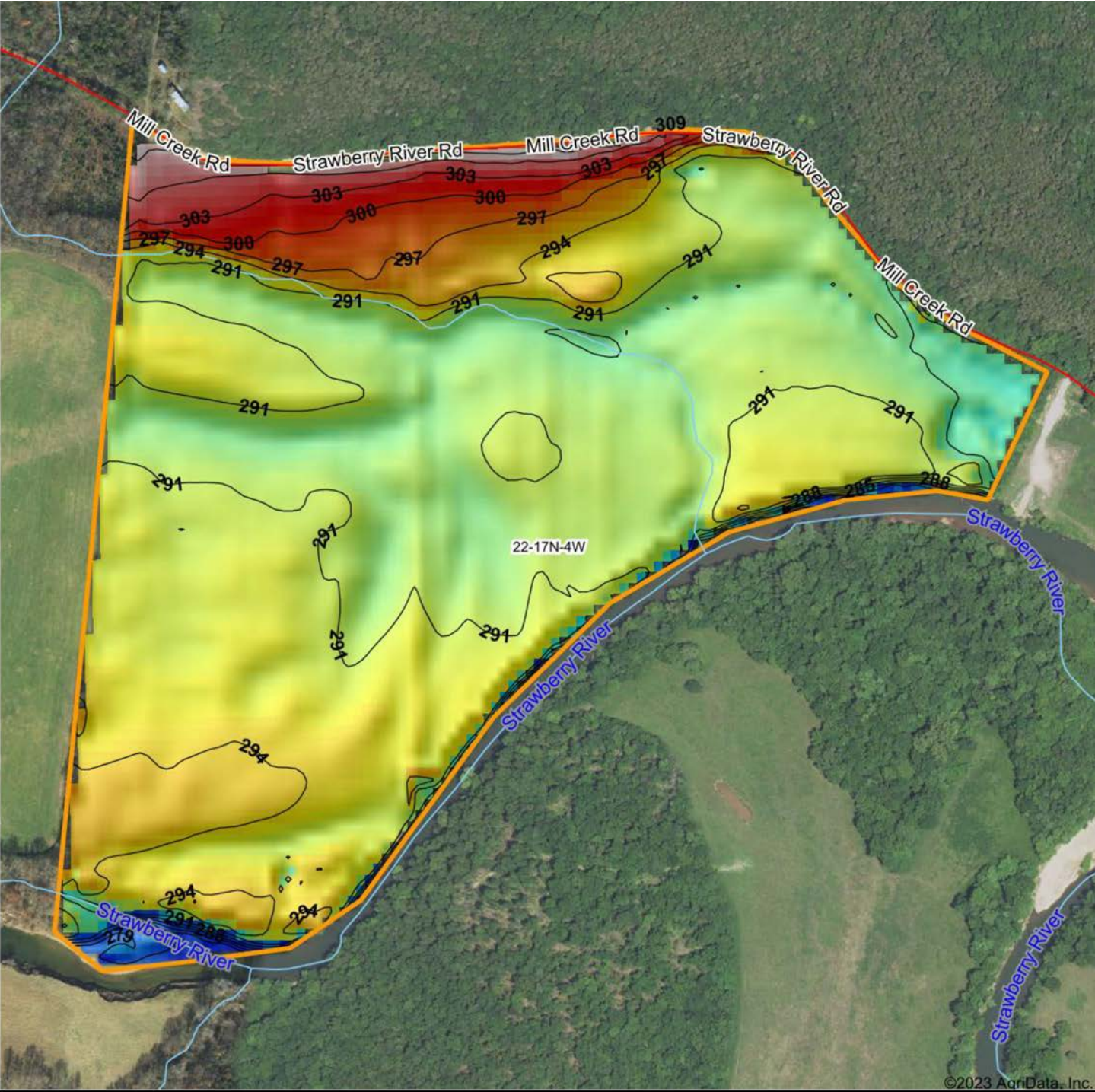
© AgriData, Inc. 2023 www.AgriDataInc.com

22-17N-4W
Sharp County
Arkansas



12/12/2023

HILLSHADE MAP

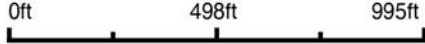


©2023 AgriData, Inc.



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 275.2
 Max: 310.6
 Range: 35.4
 Average: 292.1
 Standard Deviation: 4.36 ft



12/12/2023

22-17N-4W
Sharp County
Arkansas

Boundary Center: 36° 6' 16.99, -91° 23' 31.27

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.



MICHAEL ROOK, LAND AGENT
816.718.7201
MRook@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.