

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

CLEBURNE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BIG CREEK FRONTAGE NEAR LITTLE RED RIVER

Welcome to your slice of natural paradise! This 40 +/- acre tract, nestled along Old River Road just outside Pangburn, Arkansas, offers an incredible opportunity for those seeking tranquility, natural beauty, and endless possibilities.

Encompassing approximately 40 surveyed acres, this property boasts a pristine year-round creek, providing not only scenic views but also a serene soundtrack to your daily life. Additionally, with frontage along Big Creek, you'll have the pleasure of enjoying waterfront access, perfect for fishing, canoeing, or simply unwinding by the water's edge. Whether you're seeking solitude or envisioning a family retreat, the multiple build sites scattered throughout the property offer flexibility to design your dream home or cabin amidst the breathtaking surroundings.

Nature enthusiasts will delight in the abundant wildlife that call this place home. Whether you're an avid hunter, or birdwatcher, or simply enjoy observing nature's wonders, you'll be captivated by the diverse flora and fauna that thrive within this pristine environment. For those who love exploring the great outdoors,

established trails wind their way through the property, inviting you to wander and discover its hidden treasures. Whether you're on foot, horseback, or ATV, there's always something new to explore and experience.

Convenience meets seclusion with utilities readily available at the road, offering the perfect blend of modern convenience and rural living. And for those who enjoy angling adventures, the property is conveniently located just 2 miles from Little Red River Access, providing easy access to some of the best fishing spots in the area. Furthermore, with Greers Ferry Dam a mere 13 miles away, you'll have quick access to additional recreational opportunities, including boating, swimming, and picnicking, ensuring endless days of outdoor enjoyment for you and your loved ones.

Don't miss your chance to own this remarkable 40 +/- acre tract of land, where the possibilities are as vast as the horizon. Whether you're seeking a peaceful retreat, a recreational paradise, or the perfect canvas to build your forever home, this property offers it all and more! Schedule your showing today and start envisioning the boundless potential that awaits you on Old River Road.



PROPERTY FEATURES

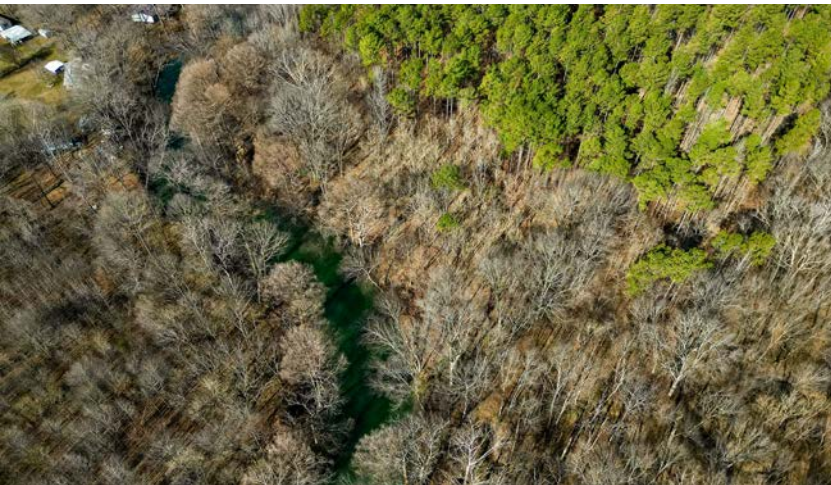
PRICE: **\$257,000** | COUNTY: **CLEBURNE** | STATE: **ARKANSAS** | ACRES: **40**

- 40 +/- surveyed acres
- Year-round creek
- Big Creek frontage
- Multiple build sites
- Mature hardwoods
- Mature pines
- Abundant wildlife
- Established trails
- Utilities at the road
- 2 miles to Little Red River Access
- 13 miles to Greers Ferry Dam

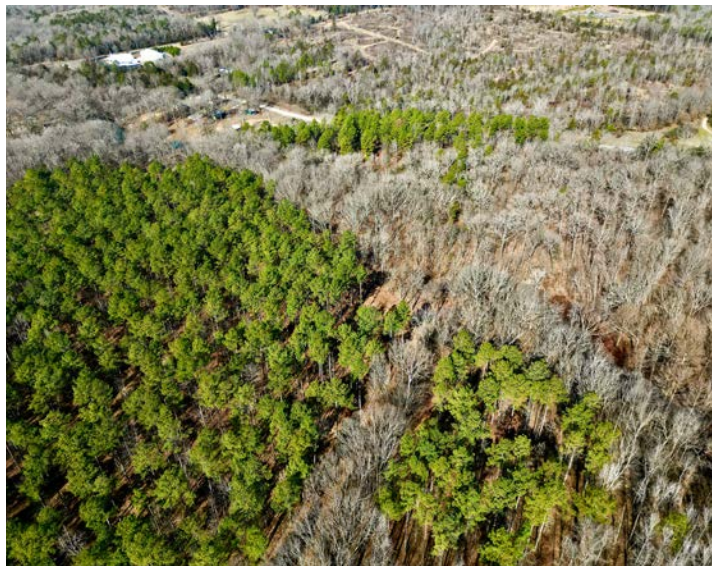


40 +/- SURVEYED ACRES

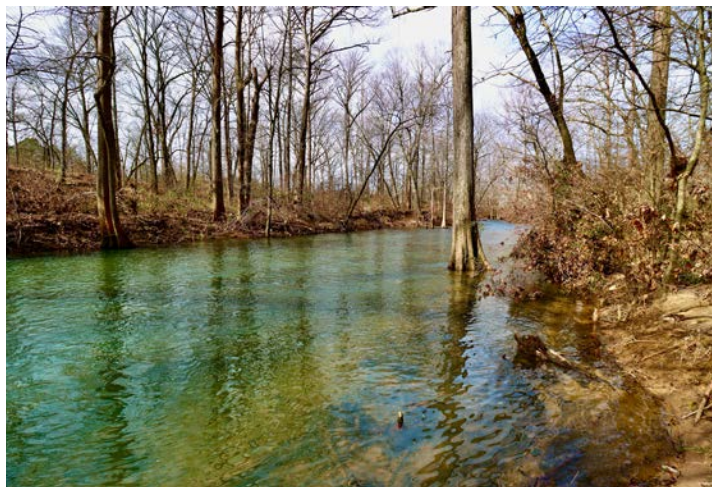
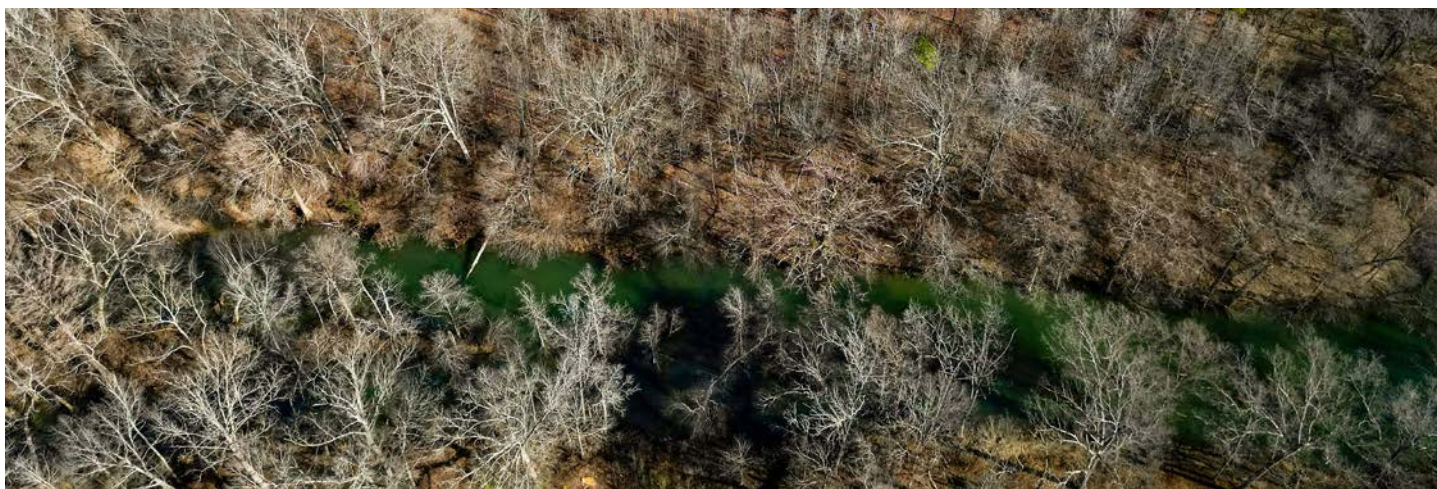
This 40 +/- acre tract, nestled along Old River Road just outside Pangburn, Arkansas, offers an incredible opportunity for those seeking tranquility, natural beauty, and endless possibilities.



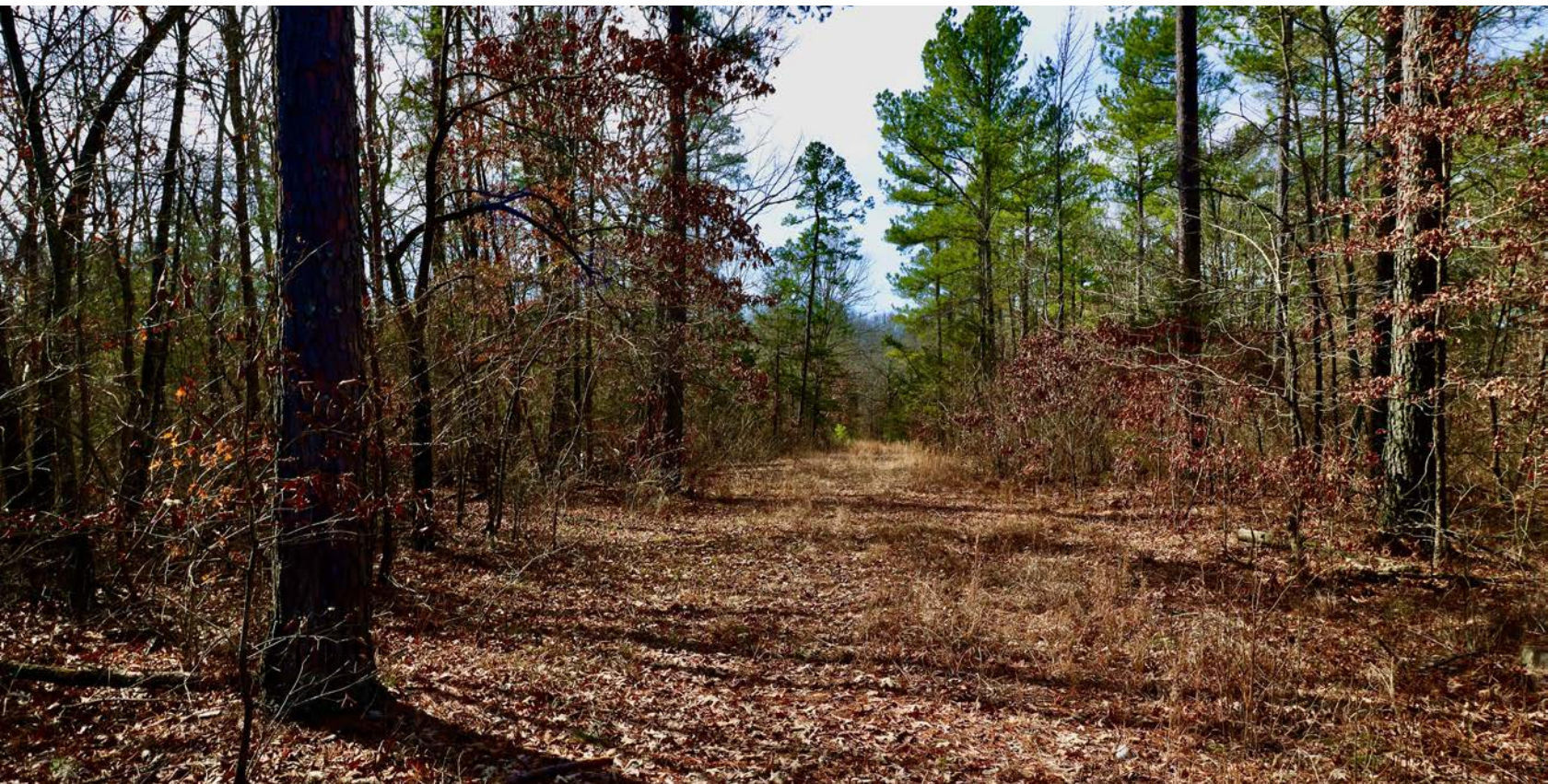
MATURE PINES & HARDWOODS



BIG CREEK FRONTAGE



ESTABLISHED TRAILS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: $35^{\circ} 27' 23.15, -91^{\circ} 50' 20.8$



34-10N-8W
Cleburne County
Arkansas

2/14/2024



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 228.3
Max: 328.4
Range: 100.1
Average: 258.6

Standard Deviation: 21.29 ft

0ft 354ft 707ft

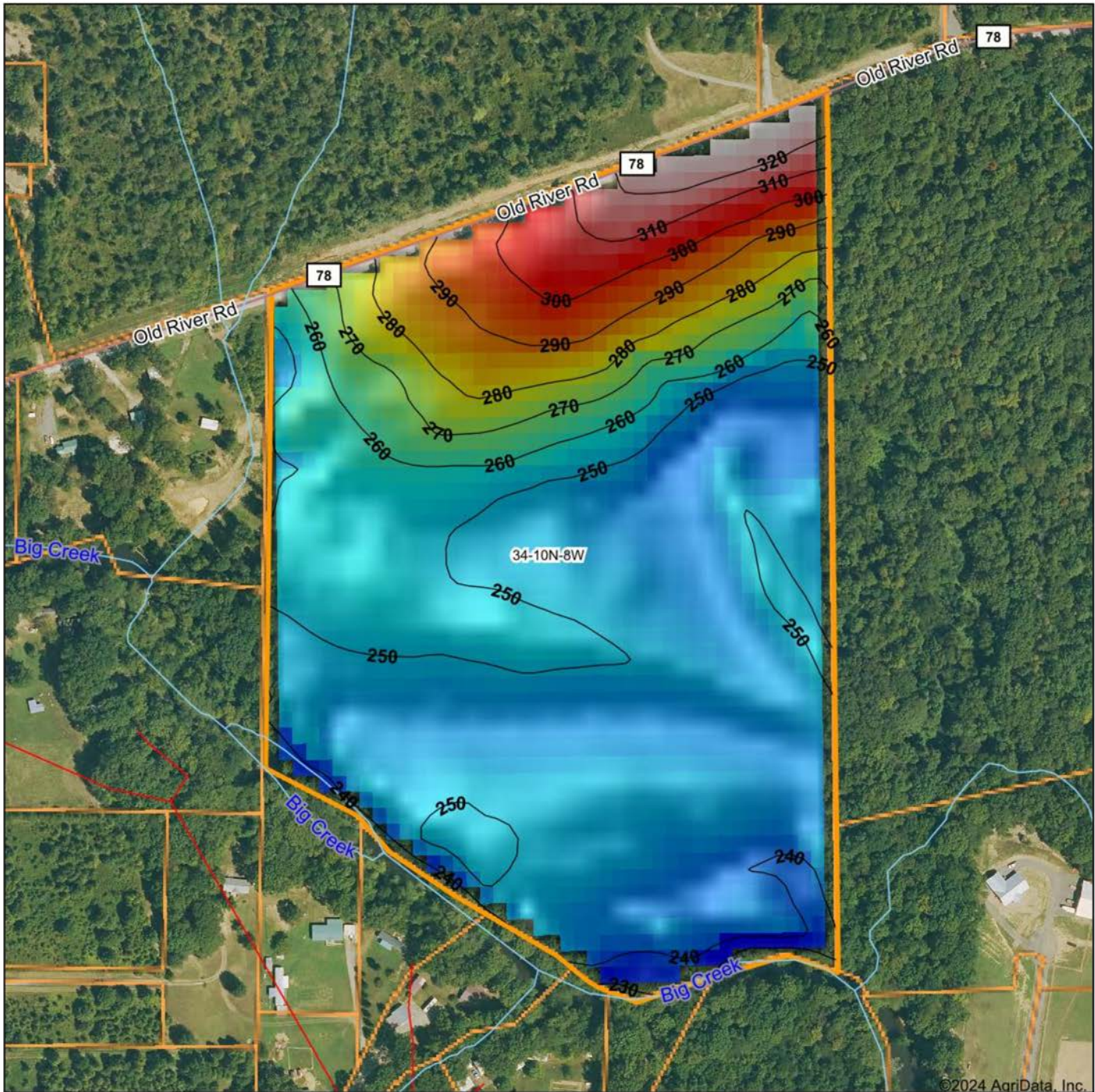


2/14/2024

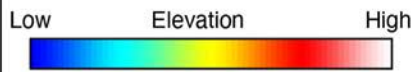
34-10N-8W
Cleburne County
Arkansas

Boundary Center: 35° 27' 23.15, -91° 50' 20.8

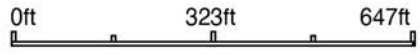
SOIL MAP



©2024 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 228.3
 Max: 328.4
 Range: 100.1
 Average: 258.6
 Standard Deviation: 21.29 ft



34-10N-8W
Cleburne County
Arkansas

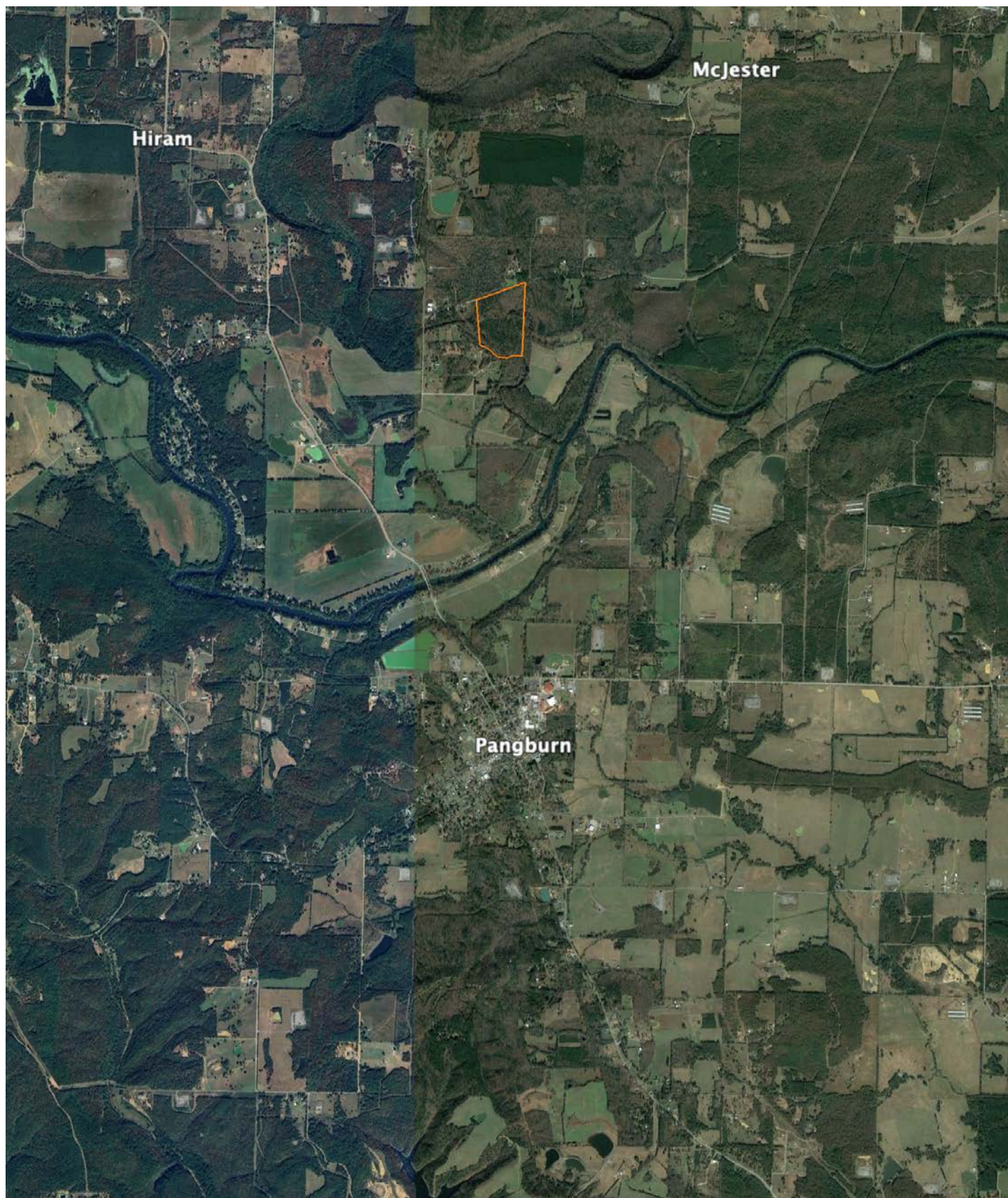
Boundary Center: 35° 27' 23.15, -91° 50' 20.8



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com
 Field borders provided by Farm Service Agency as of 5/21/2008.

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
870.729.1139
ZLuster@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, Texas, and Wisconsin.