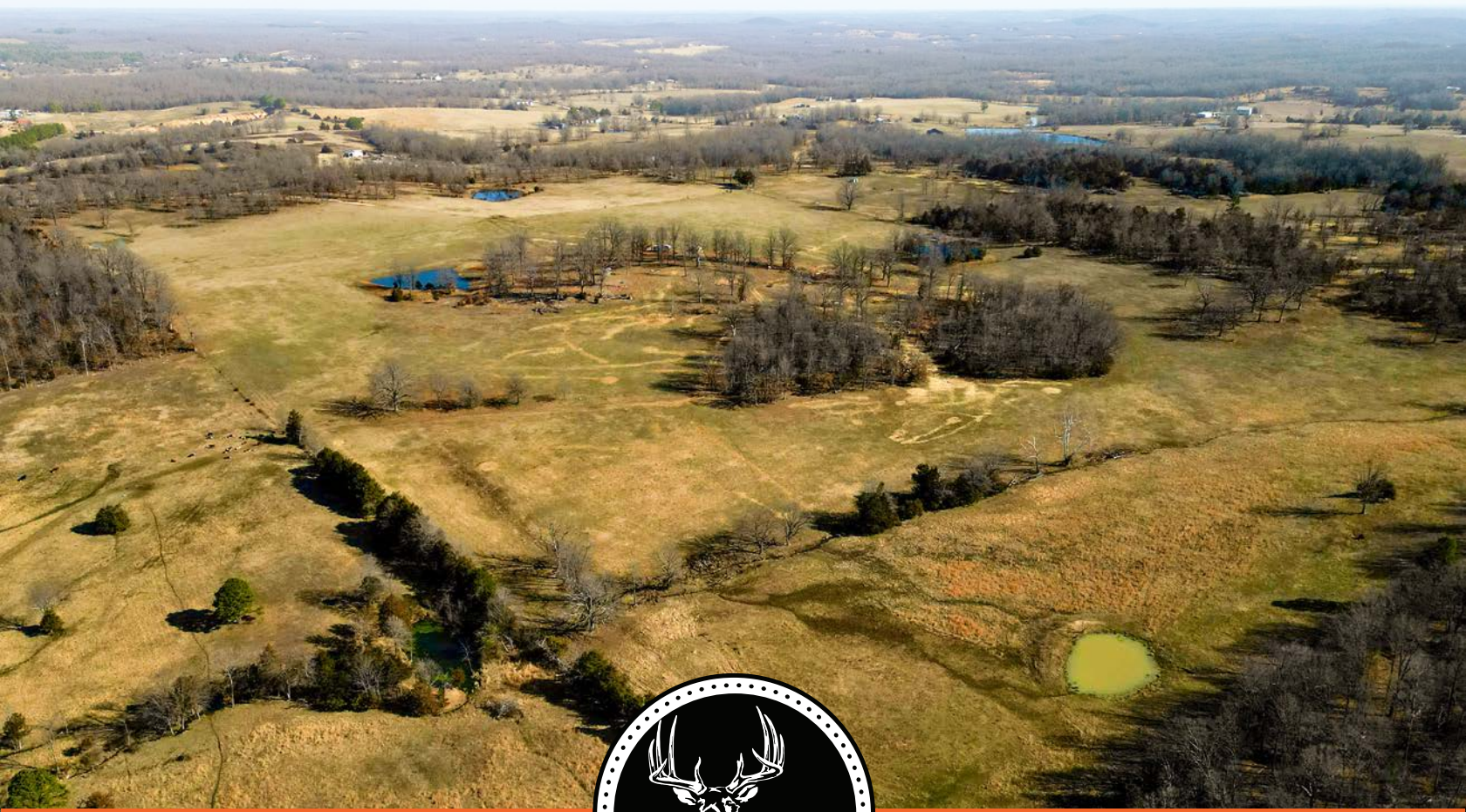


MIDWEST LAND GROUP PRESENTS

320 ACRES IN

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# FULTON COUNTY ARKANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# ROBBINS FARM - MULTI-USE PARADISE IN FULTON COUNTY

A rare opportunity awaits in Fulton County, Arkansas, where this new 320 +/- acre multi-use farm is now available for sale just southeast of Viola. Consisting of 120 +/- acres of productive Bermuda hay, 40 +/- acres of grazing pasture, and 160 +/- acres of mature hardwoods, this farm offers an opportunity for all!

Unleash the potential of your cattle operation with the vast expanse of lush pastures that this property offers. With 160 +/- acres of prime grassland at your disposal, your livestock will thrive in the abundance of nutrient-rich vegetation. This property boasts a well-maintained perimeter fence and cross-fence to allow for proper grass management through rotational grazing. Water is the lifeblood of any successful livestock operation, and this property has it in abundance. With 7 ponds dotting the landscape, your cattle will have ample access to fresh, clean water in any pasture.

With multiple fantastic build sites scattered throughout the property, the opportunity to create your own private oasis awaits. Whether you envision a charming country retreat, a sprawling ranch estate, or a secluded cabin in the woods, the possibilities are limited only by your imagination. Nestled atop a knoll, centrally located

in the pasture you will find one of the best build sites overlooking the entire property. With large century oaks marking what was one time an old home site, you will find electricity already ran and a well already dug should you wish to build there.

Should you desire a more private building location, or a fantastic hunting spot, you will find your privacy nestled off the road at the back of the property. 160 +/- acres of large, mature hardwoods will greet you while offering up some of the prettiest oak timber that Fulton County has to offer. With an established trail system already in place, access throughout the property is a breeze. Multiple food plots have been strategically designed and placed to promote a healthy wildlife population as well as provide prime opportunities for successful hunts.

Conveniently located just 1.5 miles off Hwy 62/412, this idyllic haven offers the perfect balance of seclusion and accessibility. Whether you're looking to expand your cattle operation, build your dream home, or seek a recreational paradise, this multi-use farm embodies the essence of rural living at its finest. Don't miss your chance to make this extraordinary property your own – schedule your private tour today!



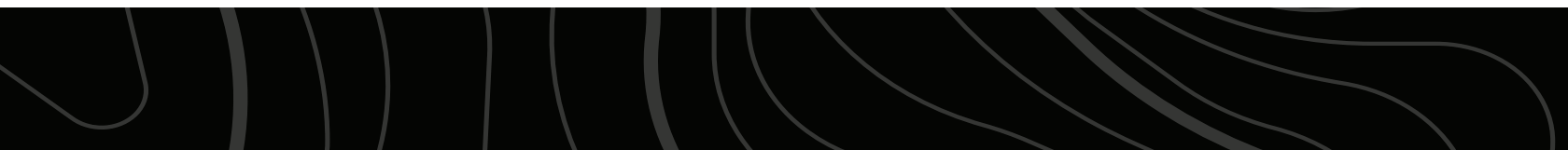


# PROPERTY FEATURES

PRICE: **\$960,000** | COUNTY: **FULTON** | STATE: **ARKANSAS** | ACRES: **320**

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- 320 +/- acres
- 120 +/- acres of hay ground
- 40 +/- acres of grazing pasture
- 160 +/- acres of mature hardwoods
- 7 ponds
- Fenced
- Cross-fenced
- Electricity on site
- Rural water on site
- Well on site
- Established food plots
- Trail system throughout
- Mature whitetails
- Loaded with turkeys
- Multiple fantastic build sites
- 1.5 miles off Hwy 62/412





# 120 +/- ACRES OF HAY GROUND

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## 40 +/- ACRES OF GRAZING PASTURE

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## 160 +/- ACRES OF MATURE HARDWOODS

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# 7 PONDS

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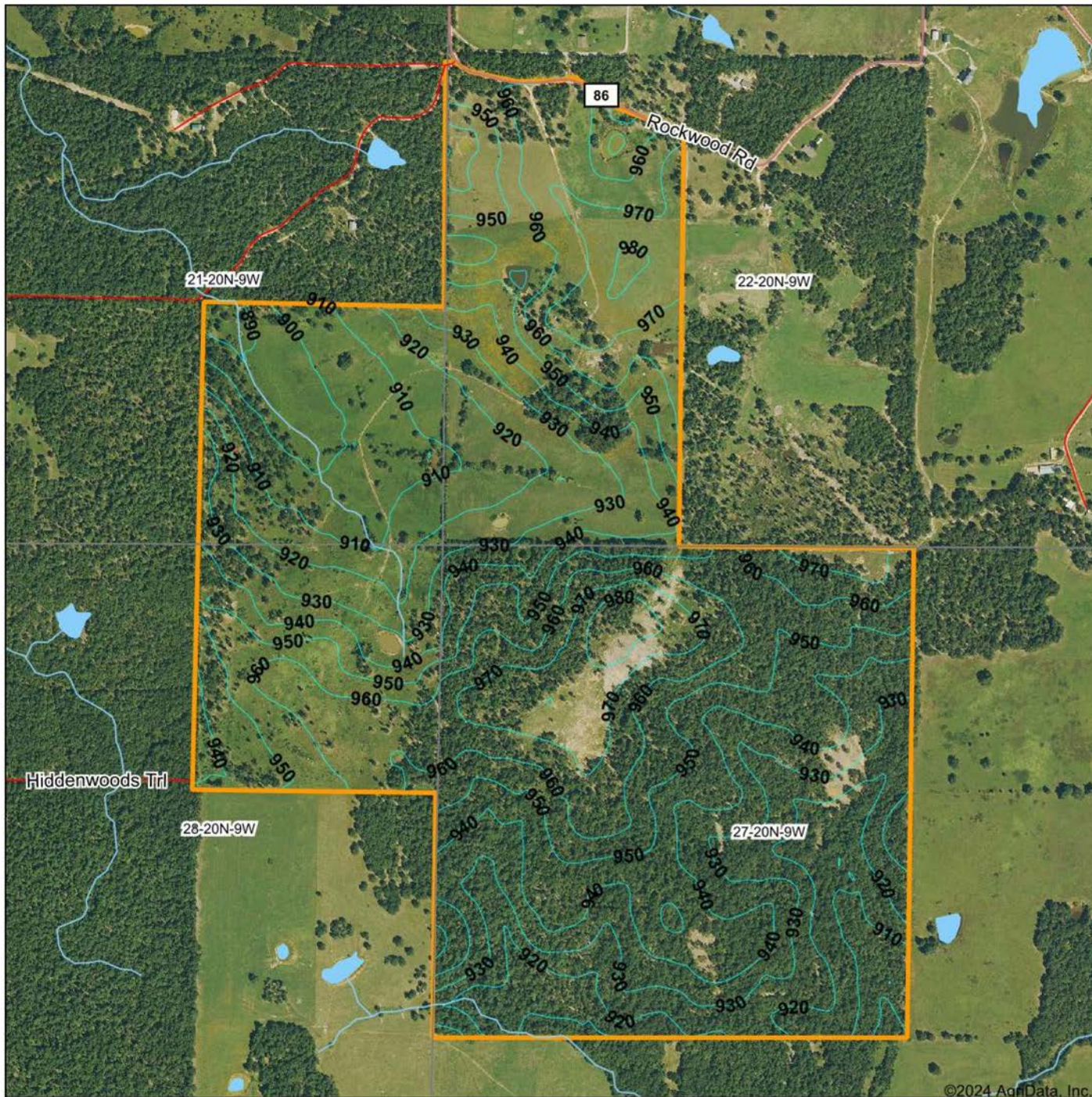


# TRAIL CAM PICTURES





# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 883.9

Max: 988.4

Range: 104.5

Average: 940.2

Standard Deviation: 21.82 ft

0ft 862ft 1723ft



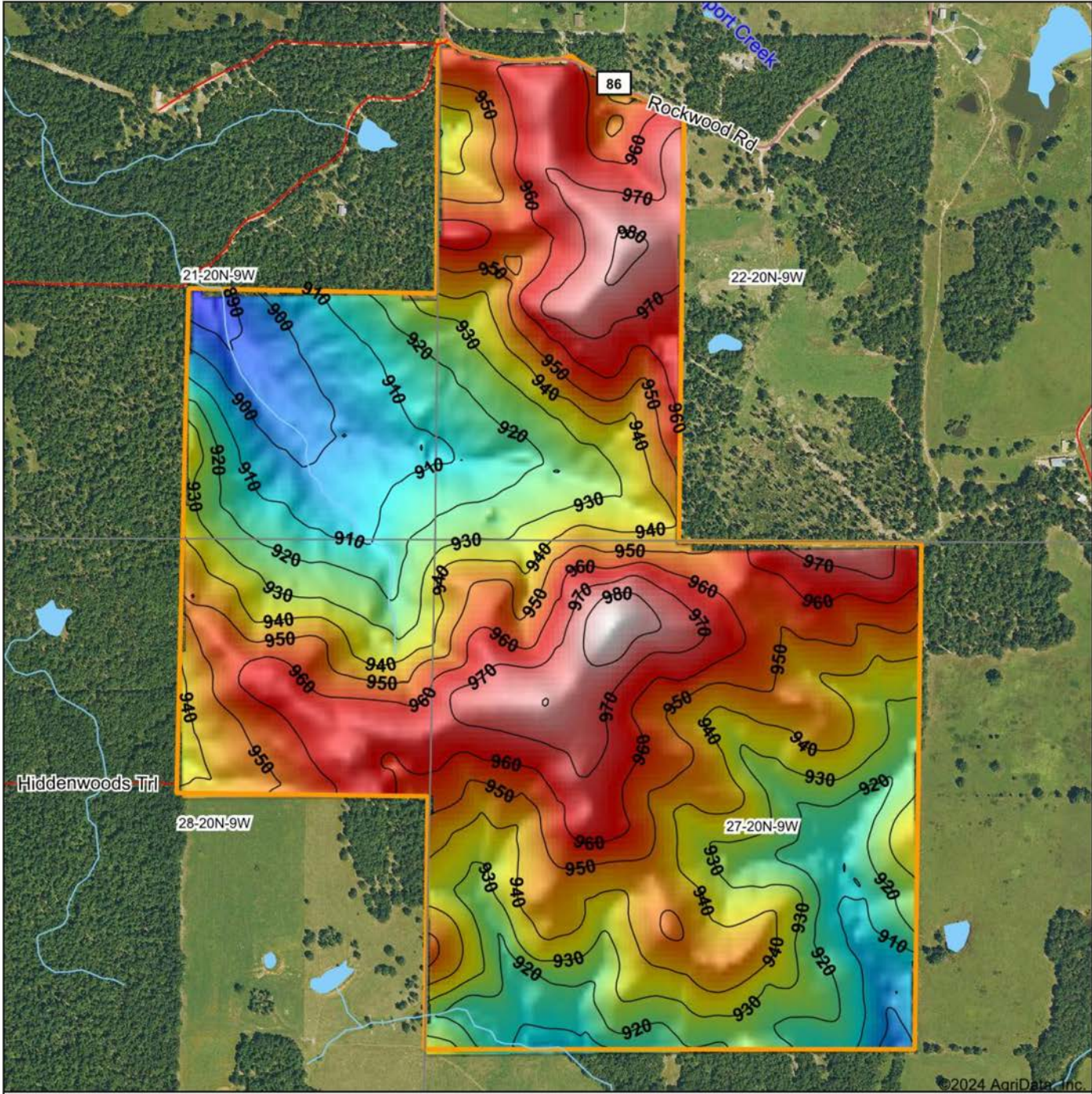
2/21/2024

**27-20N-9W**  
**Fulton County**  
**Arkansas**

Boundary Center: 36° 22' 26.23, -91° 56' 16.3



# HILLSHADE MAP



©2024 AgriData, Inc.

Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10

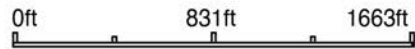
Min: 883.9

Max: 988.4

Range: 104.5

Average: 940.2

Standard Deviation: 21.82 ft



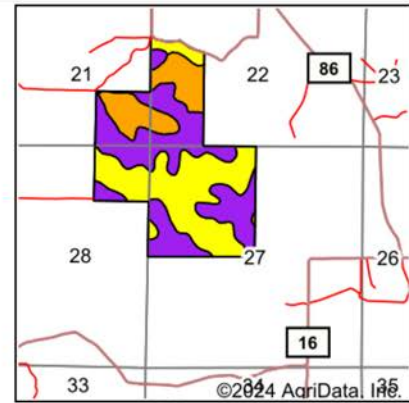
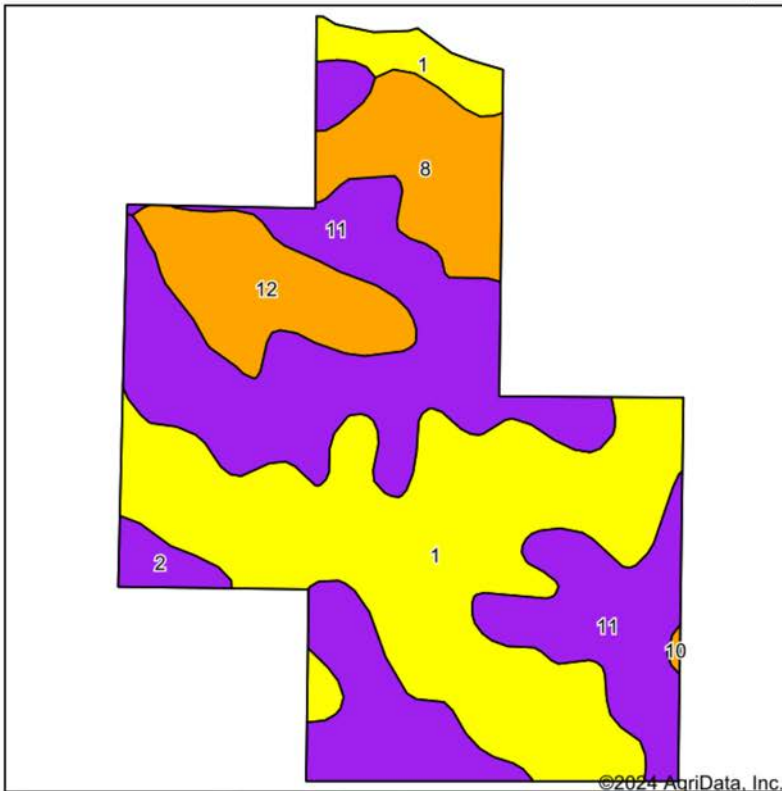
2/21/2024

**27-20N-9W**  
**Fulton County**  
**Arkansas**

Boundary Center: 36° 22' 26.23, -91° 56' 16.3



# SOIL MAP



State: **Arkansas**  
 County: **Fulton**  
 Location: **28-20N-9W**  
 Township: **Fulton**  
 Acres: **320.57**  
 Date: **2/21/2024**



Maps Provided By:



Area Symbol: AR049, Soil Area Version: 8

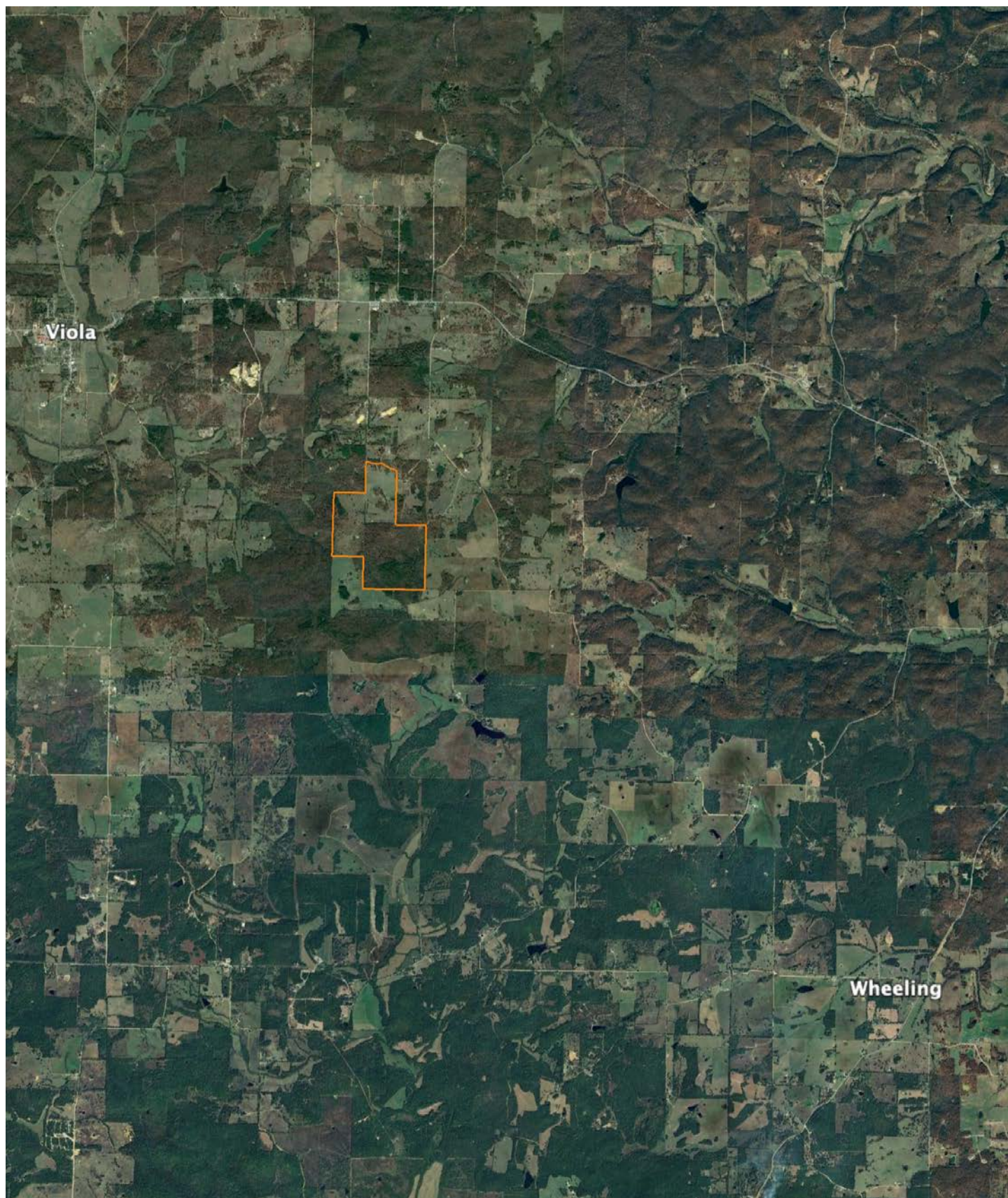
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class °c	Common bermudagrass AUM	Corn Bu	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Overall	
11	Brockwell gravelly sandy loam, 8 to 20 percent slopes	131.55	41.0%		> 6.5ft.	Vle				5		4	56	
1	Agnos very gravelly silt loam, 3 to 8 percent slopes	126.85	39.6%		> 6.5ft.	IVe	4.5					5	49	
12	Captina silt loam, 3 to 8 percent slopes	29.10	9.1%		1.8ft.	IIle							50	
8	Brockwell fine sandy loam, 3 to 8 percent slopes	27.08	8.4%		> 6.5ft.	IIle		65		7	25	6	30	62
2	Agnos very gravelly silt loam, 8 to 20 percent slopes	5.54	1.7%		> 6.5ft.	Vle		4				4.5	45	
10	Brockwell gravelly sandy loam, 3 to 8 percent slopes	0.45	0.1%		> 6.5ft.	IIle		65		7	25	6	30	60

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# 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**

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