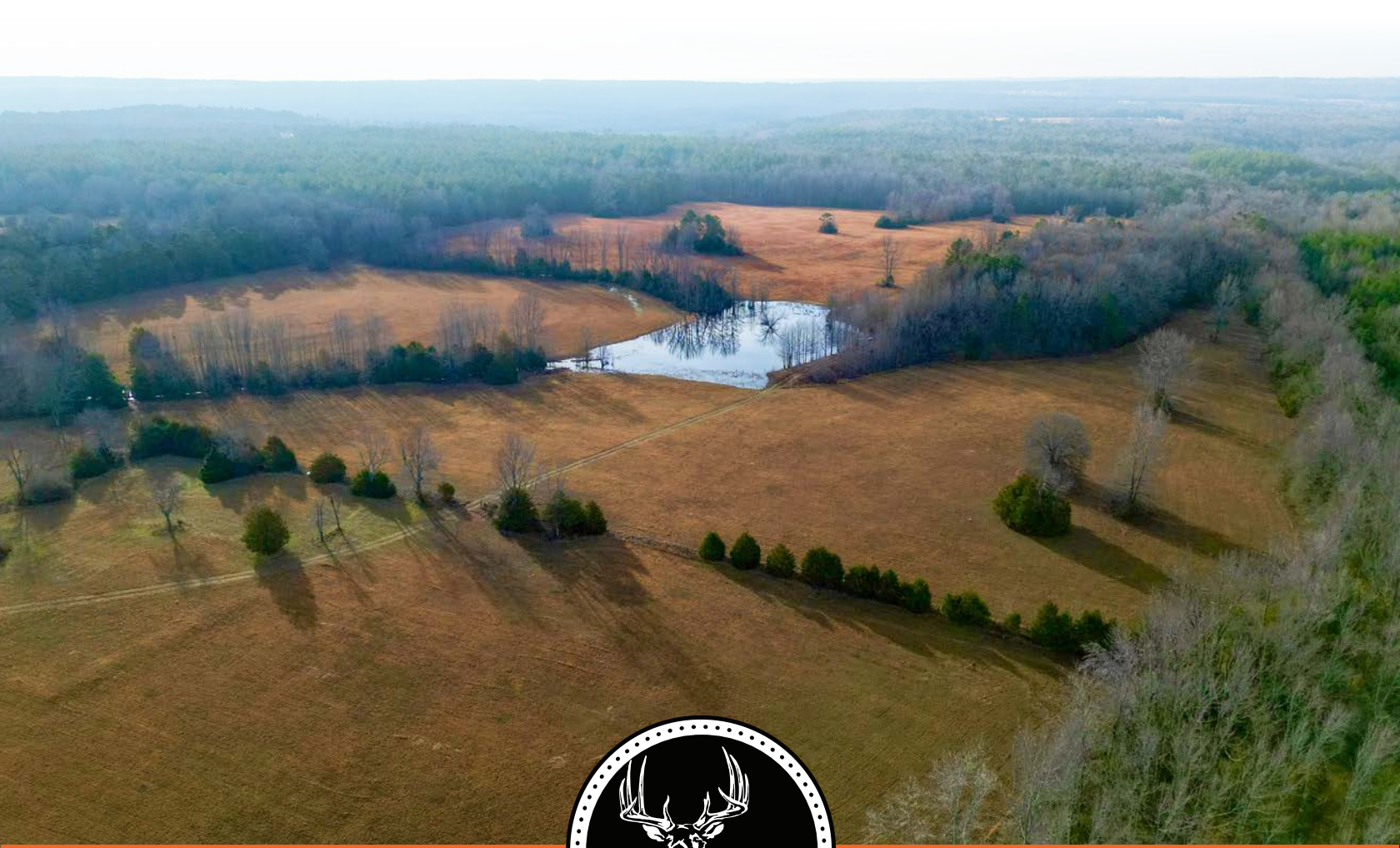


MIDWEST LAND GROUP PRESENTS

75 ACRES IN

WHITE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRISTINE 75 ACRE GRASS FARM JUST OUTSIDE OF SIDON, AR

Welcome to this slice of heaven nestled along Hwy 310 in the rural town of Sidon, Arkansas. This stunning 75-acre farm offers a rare opportunity to embrace the beauty of rural living while enjoying the convenience of modern amenities.

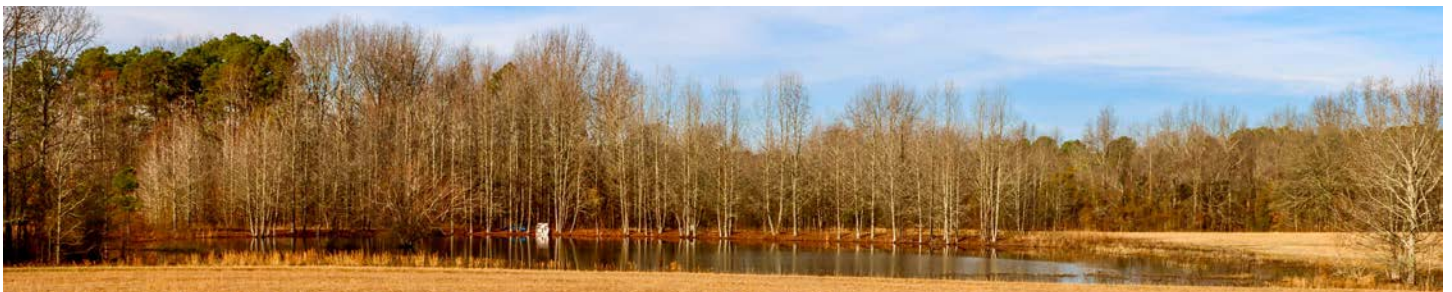
Boasting approximately 75 surveyed acres, this expansive property features paved road frontage and a gated entrance, ensuring both accessibility and security for you and your livestock. As you explore the farm, you'll be greeted by vast stretches of lush grazing pasture and productive hay ground, providing ample space for livestock grazing and agricultural adventures. The property is fenced and cross-fenced, offering flexibility in managing your herd and maximizing productivity.

Immerse yourself in the breathtaking scenery that surrounds you, with rolling hills, mature hardwoods, and expansive vistas painting a picturesque backdrop against the horizon. Whether you're admiring the sunrise over the pastures or watching the sunset behind the tree line, every moment on this farm is a masterpiece of natural beauty. With multiple build sites scattered throughout the property, you'll have the freedom to

design and create your dream home or retreat, perfectly tailored to your preferences and lifestyle. Whether you envision a sprawling farmhouse, a cozy cabin, or a contemporary estate, the possibilities are endless. Conveniently located utilities on the road offer modern comfort and convenience, while a stocked pond and creek provide additional recreational opportunities for fishing, paddling, or simply enjoying the serene waterside setting.

Despite its idyllic rural setting, this farm is just 15 miles from the city of Searcy, offering easy access to dining, entertainment, education, and healthcare facilities, ensuring that you're never far from the amenities you need.

Don't miss your chance to own this magnificent 75-acre farm, where the beauty of nature meets the comforts of modern living. Whether you're seeking a peaceful retreat, a productive agricultural property, or a private oasis to call home, this farm offers it all and more. Schedule your showing today and start envisioning the boundless possibilities that await you in the heart of Arkansas.



PROPERTY FEATURES

PRICE: **\$480,000** | COUNTY: **WHITE** | STATE: **ARKANSAS** | ACRES: **75**

- 75 +/- surveyed acres
- Paved road frontage
- Gated entrance
- Grazing pasture
- Productive hay ground
- Fenced and cross-fenced
- Fantastic scenery
- Multiple build sites
- Mature hardwoods
- Abundant wildlife
- Utilities on the road
- Stocked pond
- Creek
- 15 miles to Searcy



75 +/- SURVEYED ACRES



PAVED ROAD FRONTAGE



GRAZING PASTURE



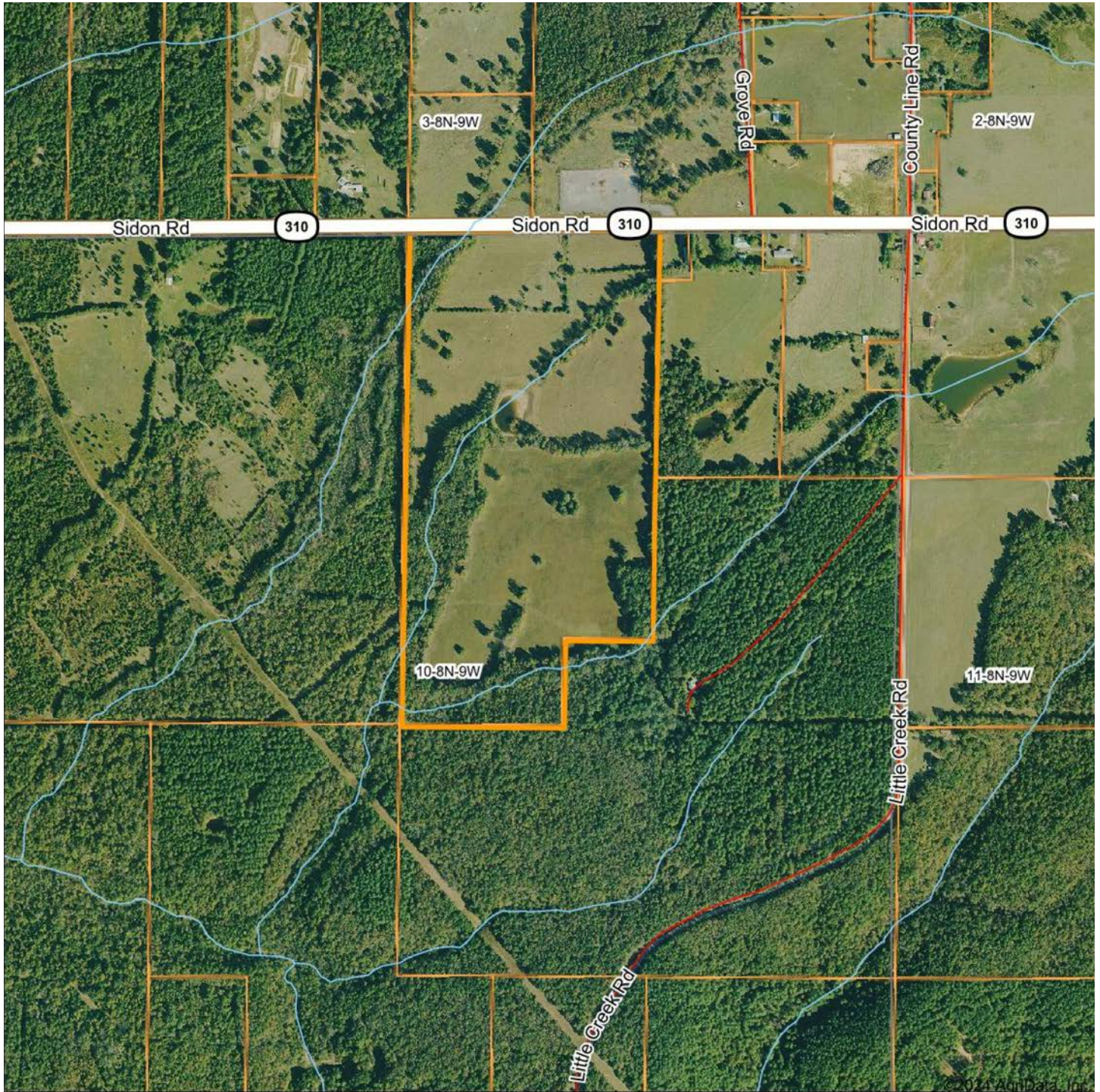
STOCKED POND + CREEK



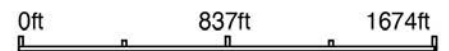
ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 20' 26.91, -91° 56' 45.84



10-8N-9W
White County
Arkansas



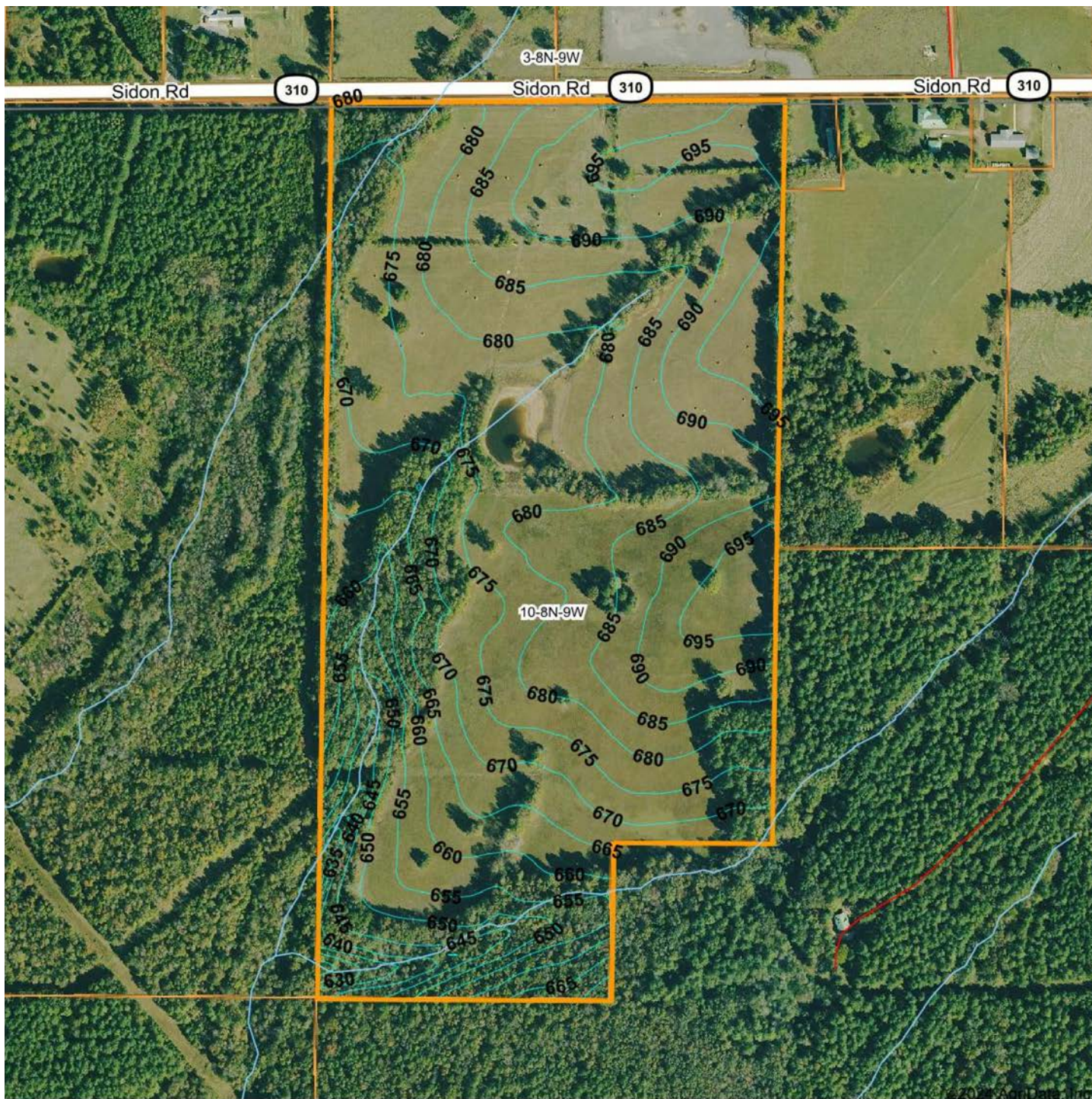
Maps Provided By:



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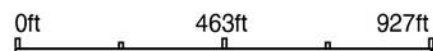
2/14/2024

TOPOGRAPHY MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 5.0
 Min: 622.8
 Max: 700.8
 Range: 78.0
 Average: 675.8
 Standard Deviation: 14.7 ft

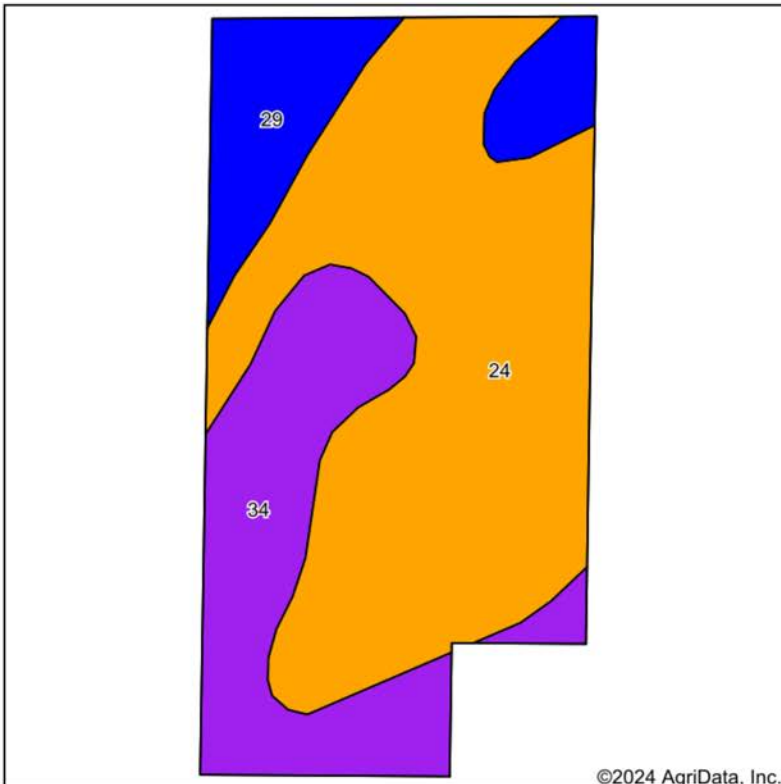


2/14/2024

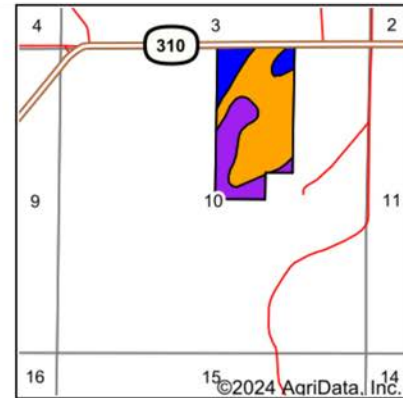
10-8N-9W
White County
Arkansas

Boundary Center: 35° 20' 26.91, -91° 56' 45.84

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **White**
 Location: **10-8N-9W**
 Township: **Cadron**
 Acres: **76.39**
 Date: **2/14/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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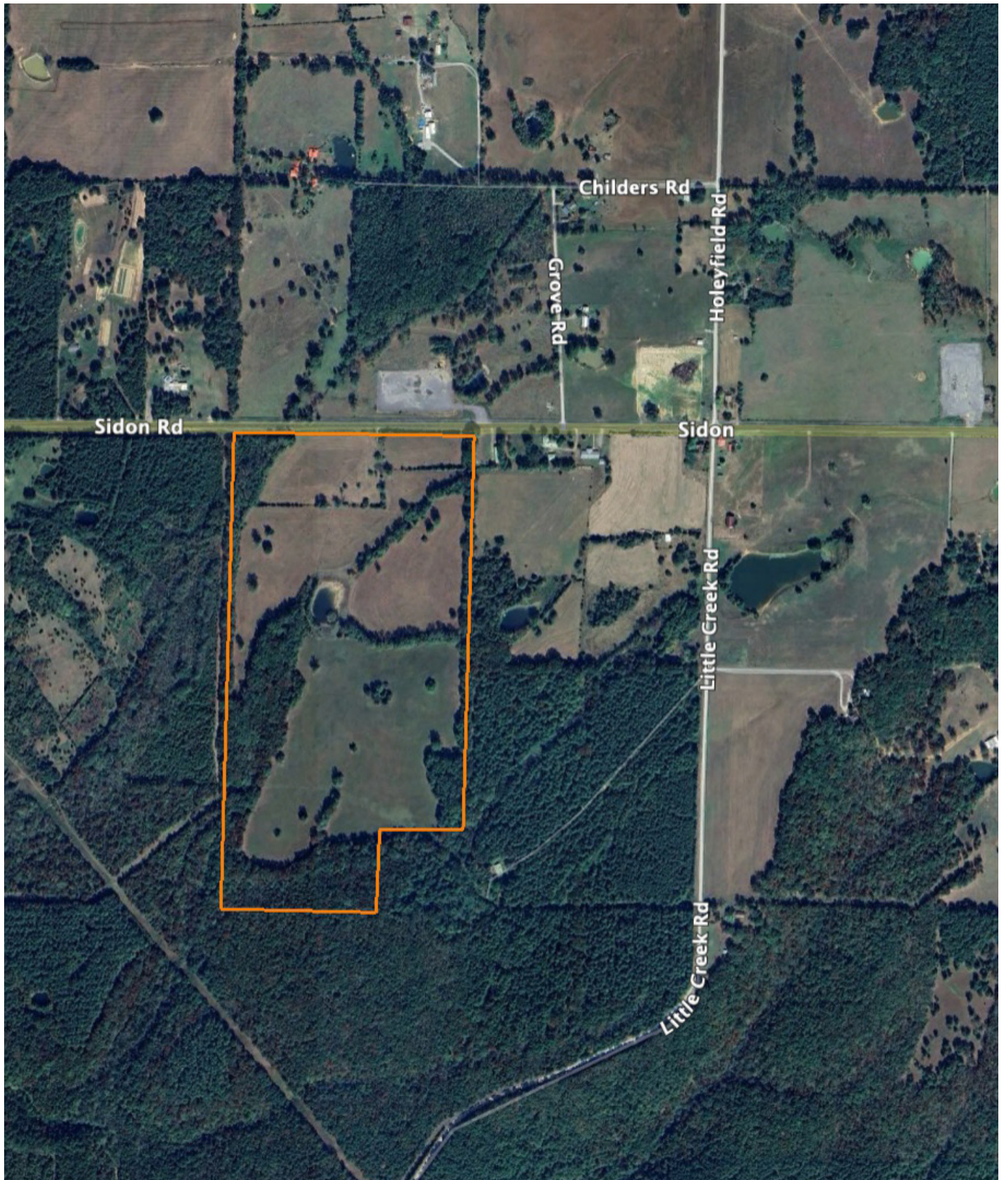
Area Symbol: AR145, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Cotton lint Lbs	Grass hay Tons	Improved bermudagrass AUM	Oats Bu	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Overall
24	Nauvoo fine sandy loam, 3 to 8 percent slopes	45.45	59.5%		> 6.5ft.	Ille	75	800	4		65	30			71
34	Steprock-Mountainburg complex, 8 to 12 percent slopes	19.97	26.1%		> 6.5ft.	Vle									30
29	Sidon loam, 1 to 3 percent slopes	10.97	14.4%		2ft.	Ile				6.5		30	5.5	45	65
Weighted Average						3.64	44.6	476	2.4	0.9	38.7	22.2	0.8	6.5	*n 59.4

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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

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