

MIDWEST LAND GROUP PRESENTS

120 ACRES IN

RANDOLPH COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

120 +/- ACRE TIMBER TRACT WITH ENORMOUS POTENTIAL

If you have been looking for a substantial Ozark hunting acreage at a fair price, then you already know the challenges of overcoming limitations like poor access, low timber quality, lack of water features, drive time, or absence of openings for food plots. Well, folks, you won't find such limitations on the Randolph 120. There are over 7 acres worth of food plots just begging to be manicured into meandering food plots dotted with box blinds. And with a little dozer work, it's an absolute blank canvas for new trails to be pushed to every corner. The majority of the timber is hardwoods, with high visibility, making even a hand-cut 4-wheeler trail very possible for much of the

landscape. You'll also find that for a lot of the areas you'd want a trail to lead into, there is already a head start from old road beds. Access comes in off of Taylor Rd on the easternmost boundary with an established road leading down the ridge top that you could ride your truck down with ease. Overall, there is a very high percentage of useable, huntable terrain suitable for numerous stand locations, and more than manageable for new ATV trail creation. The seclusion is hard to beat, and the potential for big deer harvest and retention is off the charts. So make an appointment today, and come see all that this amazing property has to offer.



PROPERTY FEATURES

PRICE: **\$240,000** | COUNTY: **RANDOLPH** | STATE: **ARKANSAS** | ACRES: **120**

- Hardwood timber
- Multiple food plots
- Abundant wildlife
- Loaded with turkeys
- Multiple stand sites
- Established trail system
- 2 ponds
- Road frontage along Taylor Rd
- 50 acres TSI for wildlife habitat improvement
- Gated entrance



MULTIPLE FOOD PLOTS



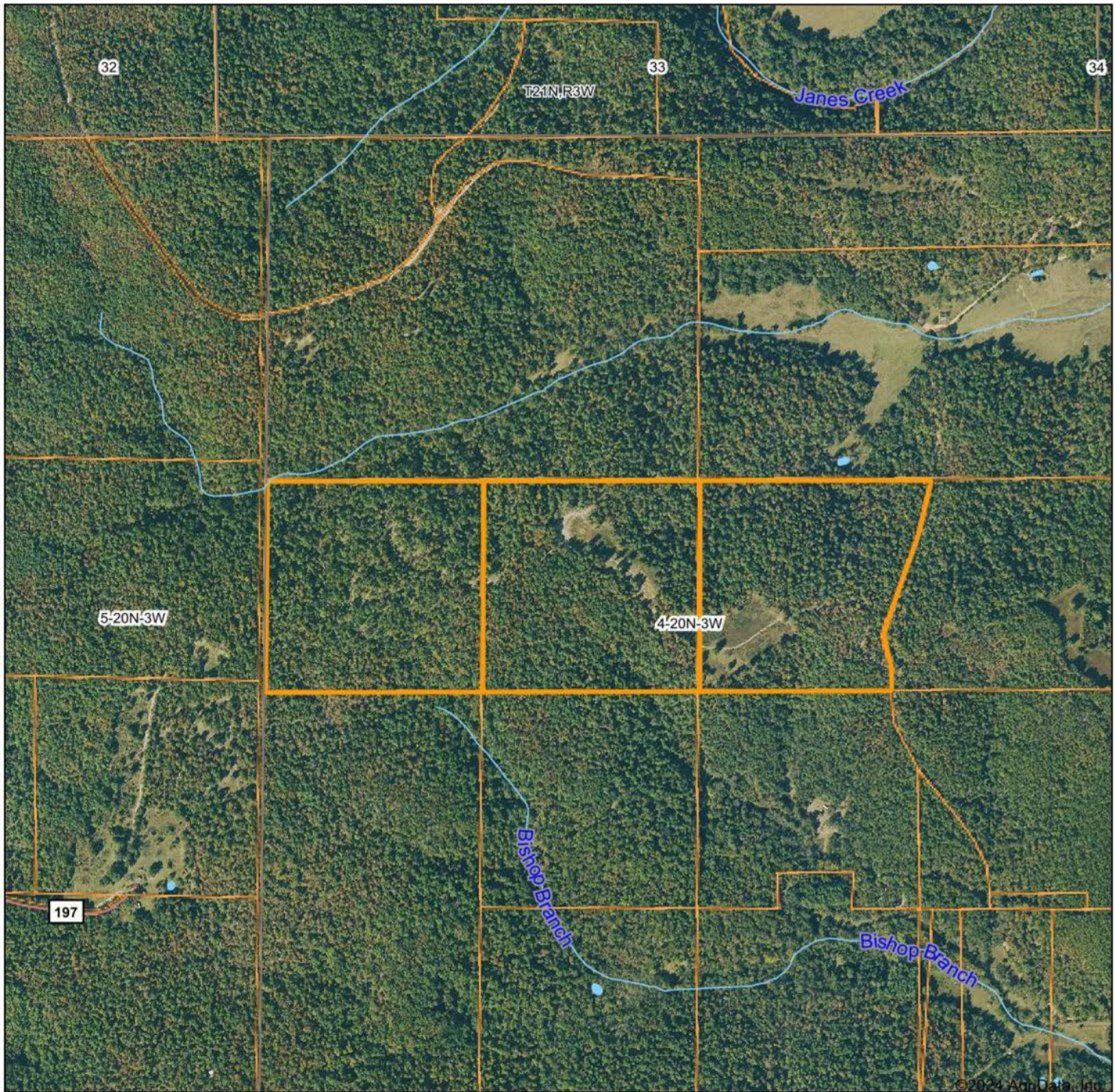
HARDWOOD TIMBER



MULTIPLE STAND SITES

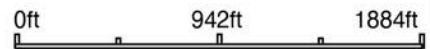


AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 36° 24' 46.22, -91° 18' 7.93



Maps Provided By:



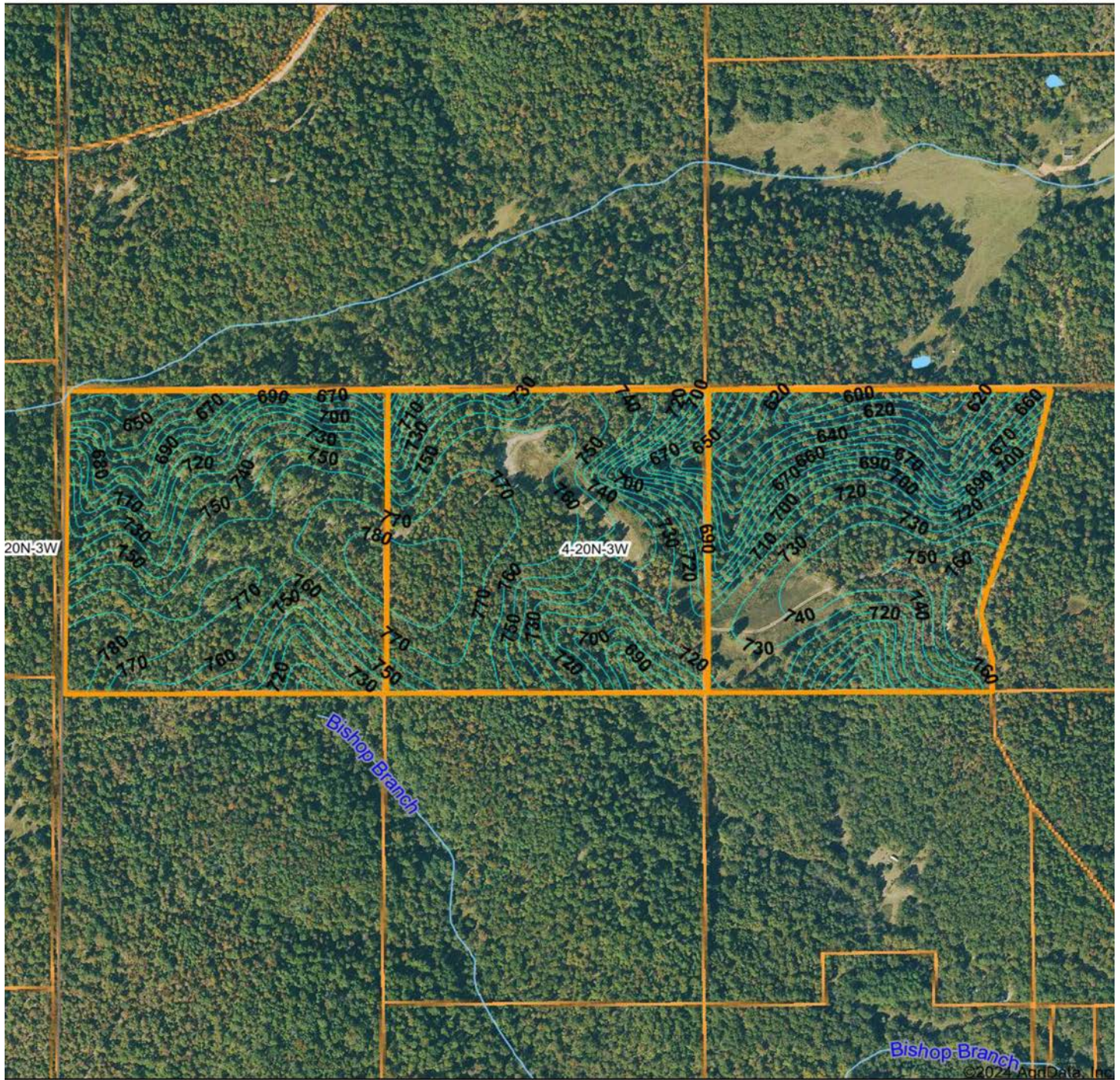
© AgriData, Inc. 2023 www.AgriDataInc.com

4-20N-3W
Randolph County
Arkansas



3/22/2024

TOPOGRAPHY MAP



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

Source: USGS 10 meter dem
 Interval(ft): 10.0
 Min: 591.0
 Max: 790.9
 Range: 199.9
 Average: 730.5
 Standard Deviation: 43.24 ft

0ft 648ft 1295ft

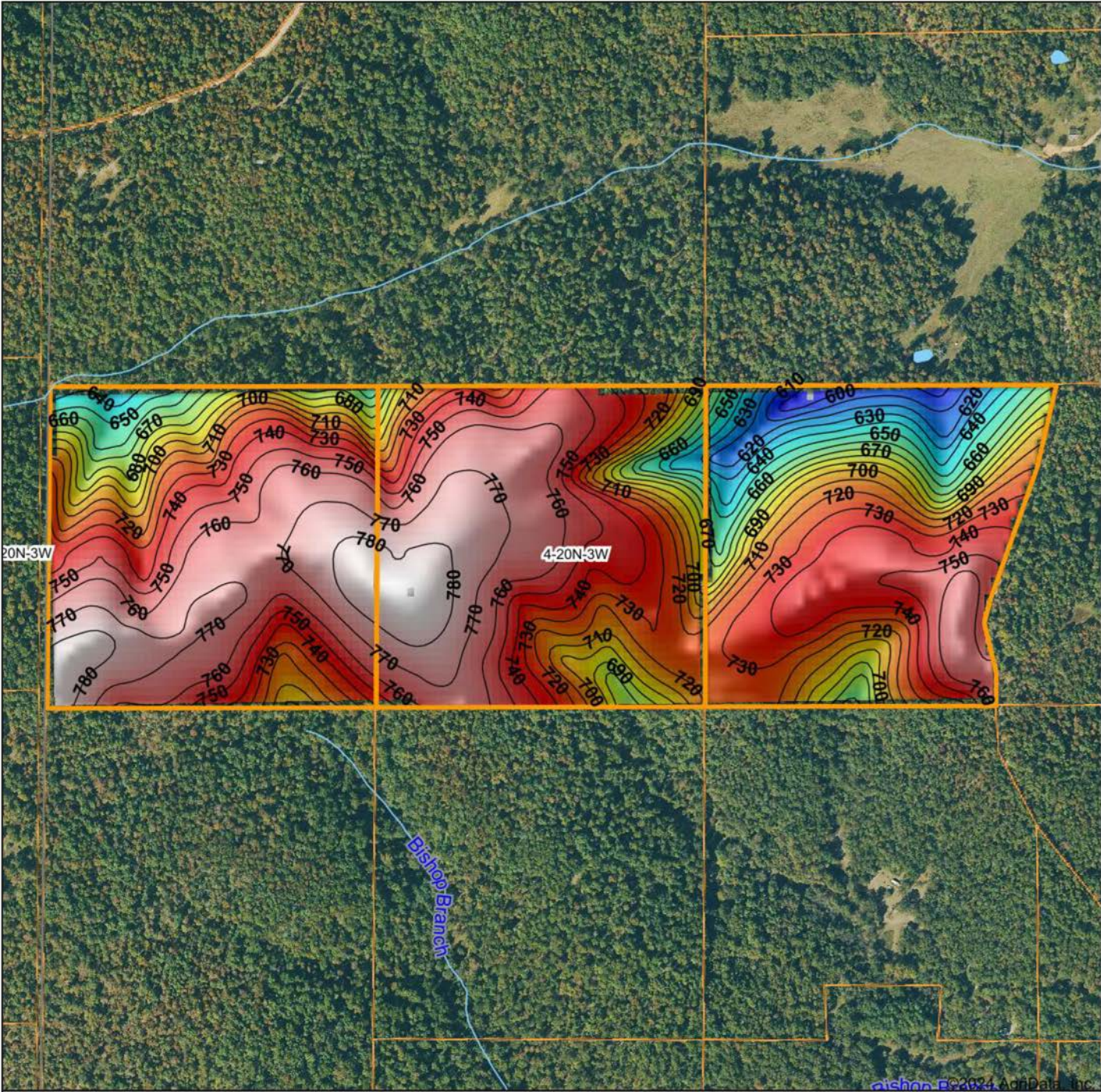


3/22/2024

4-20N-3W
Randolph County
Arkansas

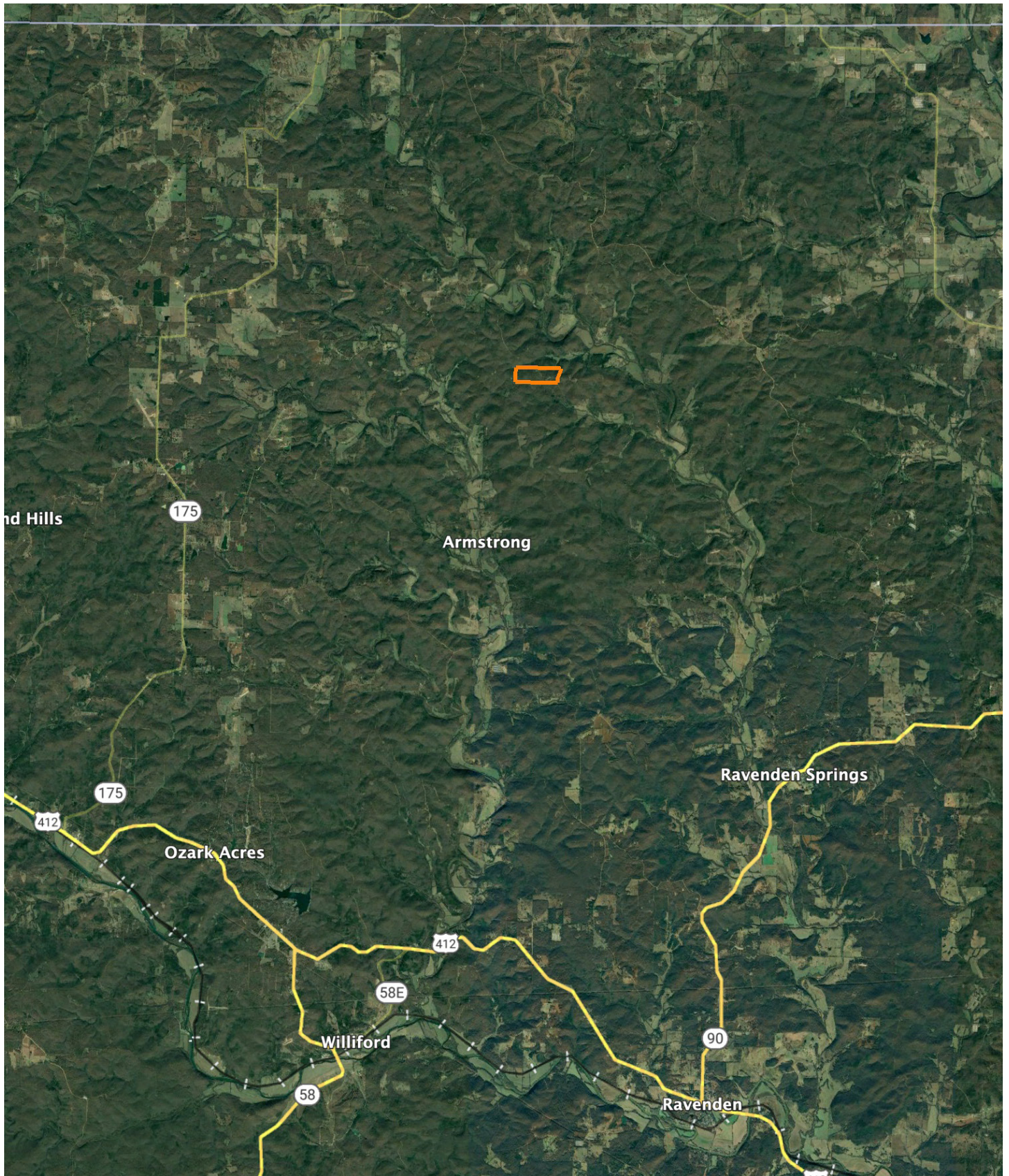
Boundary Center: 36° 24' 46.22, -91° 18' 7.93

HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 10 Min: 591.0 Max: 790.9 Range: 199.9 Average: 730.5 Standard Deviation: 43.24 ft</p>	<p>0ft 617ft 1235ft</p>
<p>Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com</p>		<p>3/22/2024</p> <p>4-20N-3W Randolph County Arkansas</p> <p>Boundary Center: 36° 24' 46.22, -91° 18' 7.93</p>

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.