

MIDWEST LAND GROUP PRESENTS

689 ACRES IN

---

# RANDOLPH COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# LARGE TIMBER TRACT IN NORTHERN RANDOLPH COUNTY

Excellent opportunity to own a massive timber tract in northern Randolph County near Warm Springs, Arkansas. Whether you're a hunter, investor, or just someone looking for a private and secluded property to build on, this could be the one for you!

The old homesite on the north end of the property provides an excellent location for anyone looking to build a home or cabin. Power is established at this site along with a private well, helping to bypass the hardships of getting those utilities in place in such a rural area. Beyond the homesite location lies miles of roads and trails that will take you anywhere on the property you want to go. A main road large enough for trucks or tractors runs through the property with branching trails leading to food plots, ridge tops, and creek bottoms. Aside from the south 100 +/- acres, the majority of the acreage is mature hardwood timber, with 80 acres on the north end being virgin timber. The south end was select

cut around 10 years ago, and the cleanup on the job was excellent, leaving behind improved habitat for deer and turkey. Springs run abundant throughout the property and I found no less than half a dozen and I walked out the creek bottoms. Wright Creek runs through the property for approximately .7 miles and is spring-fed. It is unknown whether or not the springs produce year-round, but the creek can certainly move some water!

Historically this property has been used for deer and turkey hunting. Scattered food plot locations, oak-covered saddles and draws, and open creek bottoms all combine to provide numerous hunting locations, some with existing stands and blinds. This property is located just off Old Burr Road, and just 800 yards south of the Arkansas/Missouri border. Easy 1-mile drive down gravel to paved State Highway DD in Missouri, or take the scenic drive down 4 miles of gravel back to Warm Springs, Arkansas.

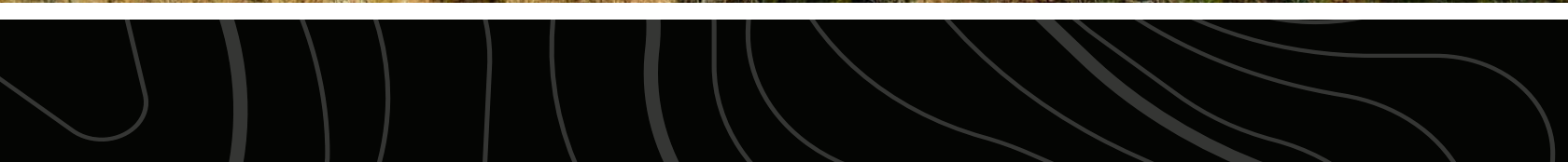


# PROPERTY FEATURES

PRICE: **\$1,274,650** | COUNTY: **RANDOLPH** | STATE: **ARKANSAS** | ACRES: **689**

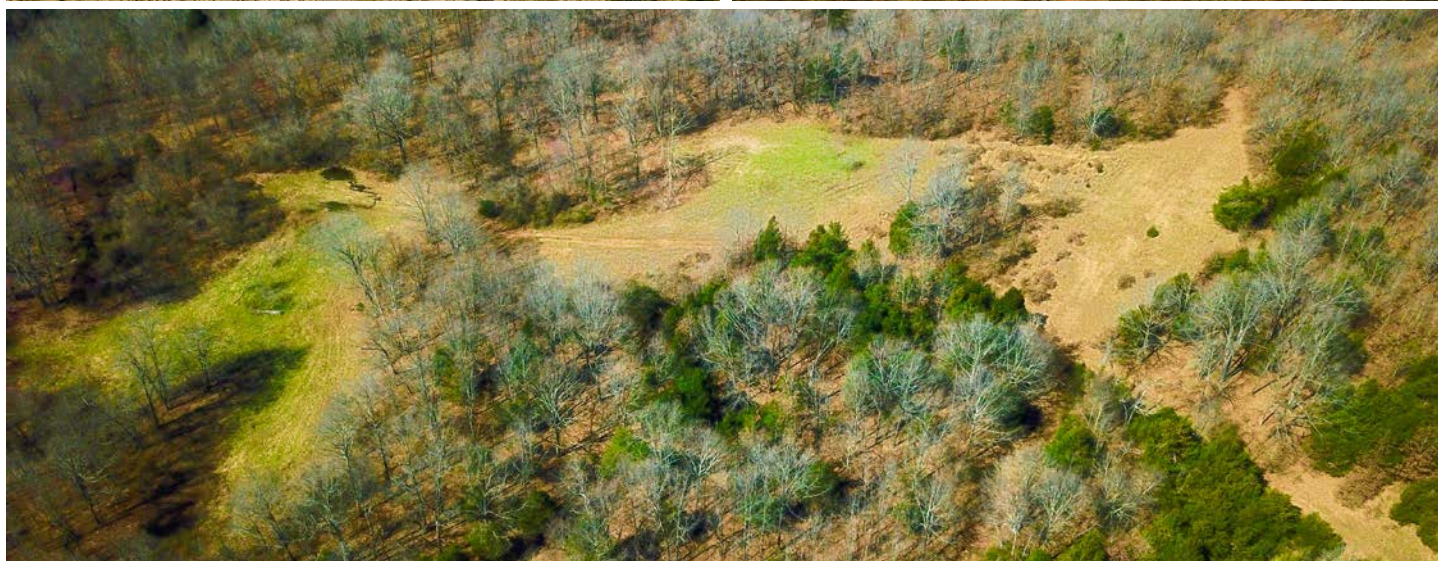
---

- 689 +/- acres
- Power onsite
- Private well
- 800 yards south of Missouri/Arkansas border
- Extensive road and trail systems
- .7 miles of Wright Creek flows through property
- Numerous springs onsite
- Established food plots with box stands/blinds
- Multiple ponds
- Diverse topography
- 1 mile off paved State Highway DD (Missouri) to the northeast
- 4 miles down gravel to Warm Springs, AR



689 +/- ACRES

---



# HOMESITE ON THE NORTH END

---

The old homesite on the north end of the property provides an excellent location for anyone looking to build a home or cabin. Power is established at this site along with a private well, helping to bypass the hardships of getting those utilities in place in such a rural area.



# ESTABLISHED FOOD PLOTS

---



# EXTENSIVE ROAD AND TRAIL SYSTEMS

---



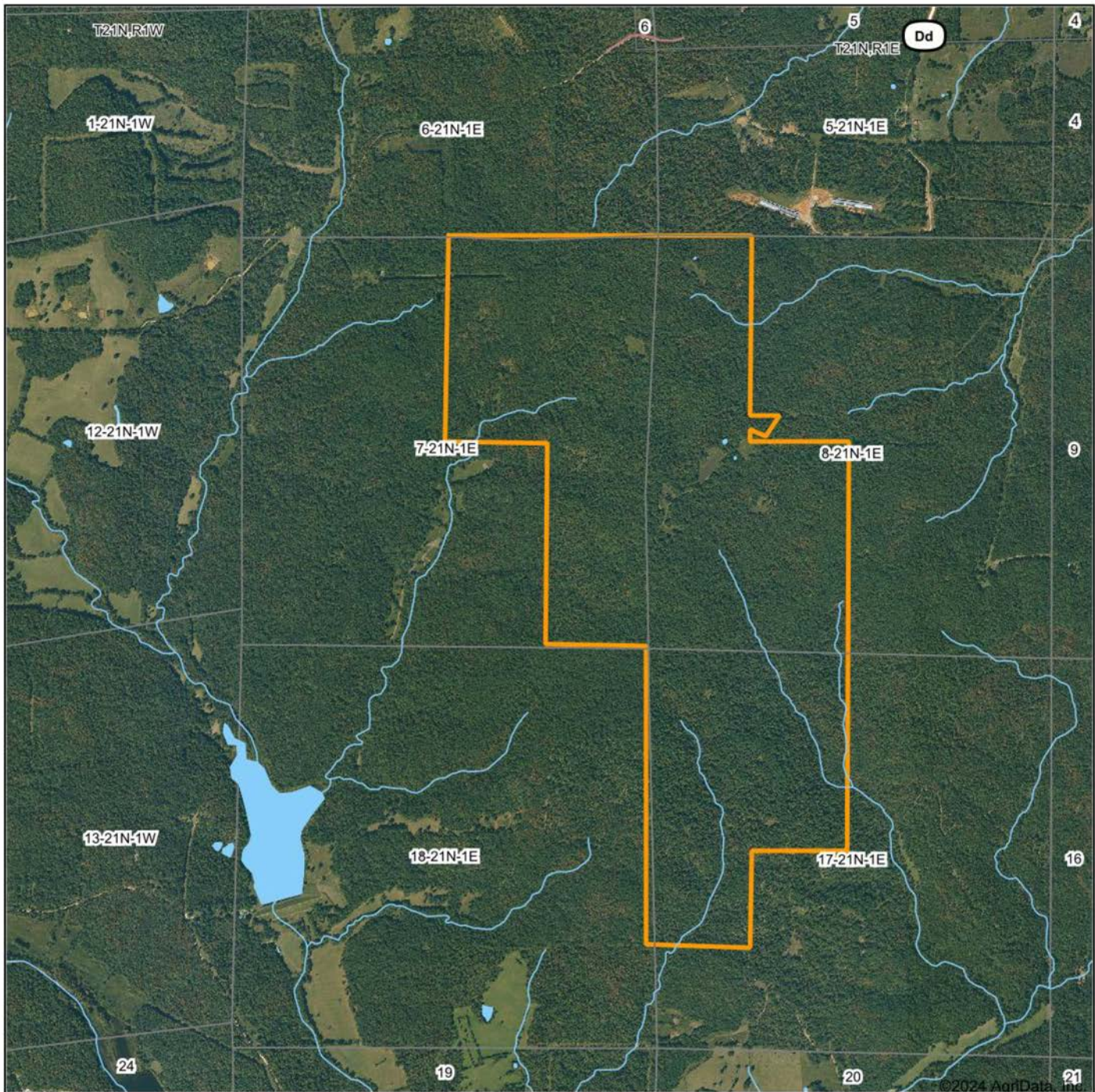
# WRIGHT CREEK, SPRINGS, & PONDS

---

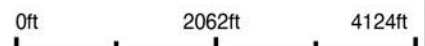
Wright Creek runs through the property for approximately .7 miles and is spring-fed. It is unknown whether or not the springs produce year-round, but the creek can certainly move some water!



# AERIAL MAP

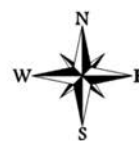


Boundary Center: 36° 28' 42.92, -91° 0' 0.03



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

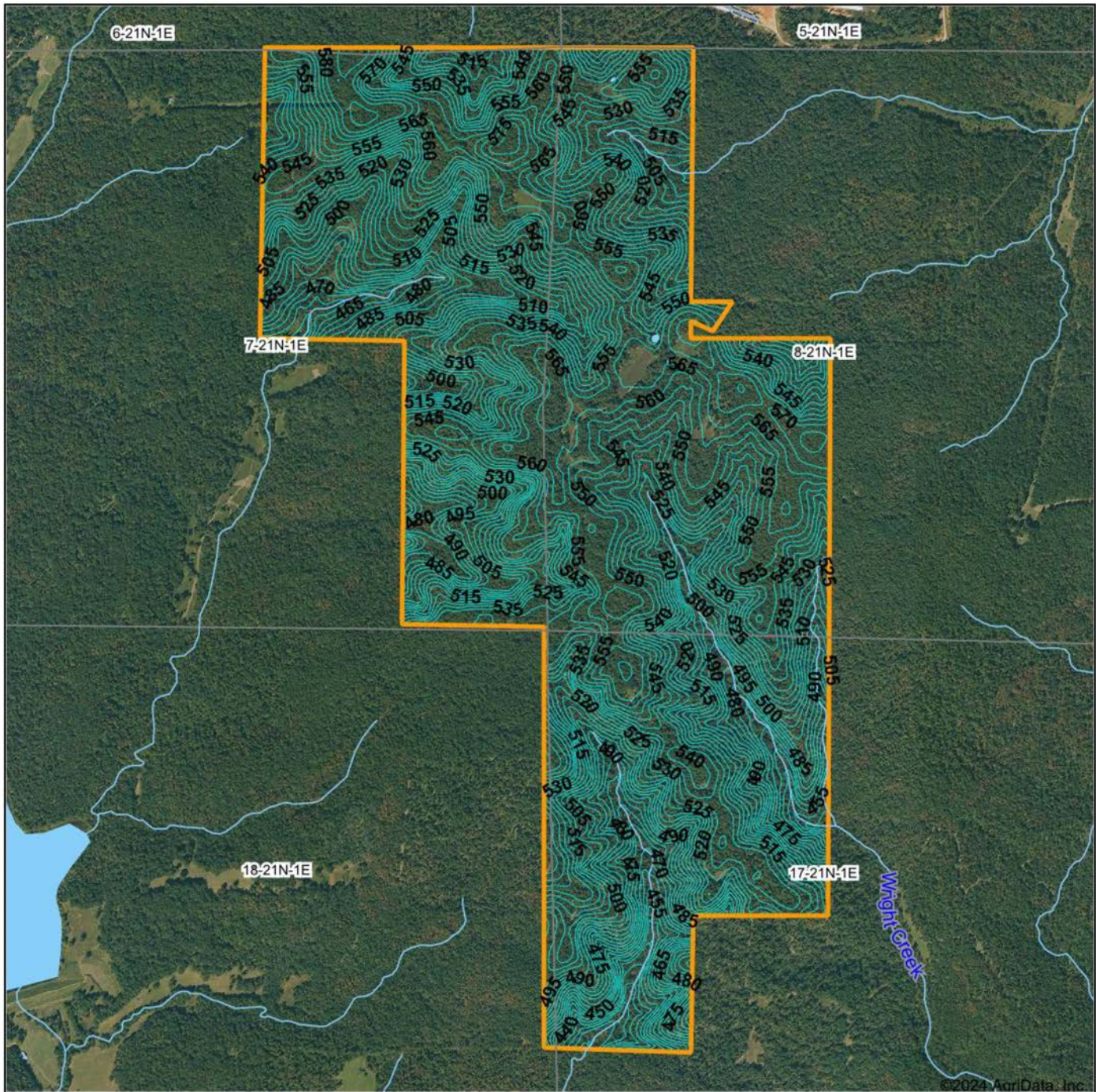
**8-21N-1E**  
**Randolph County**  
**Arkansas**



3/22/2024



# TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 410.8

Max: 587.2

Range: 176.4

Average: 525.0

Standard Deviation: 32.64 ft

0ft 1461ft 2923ft

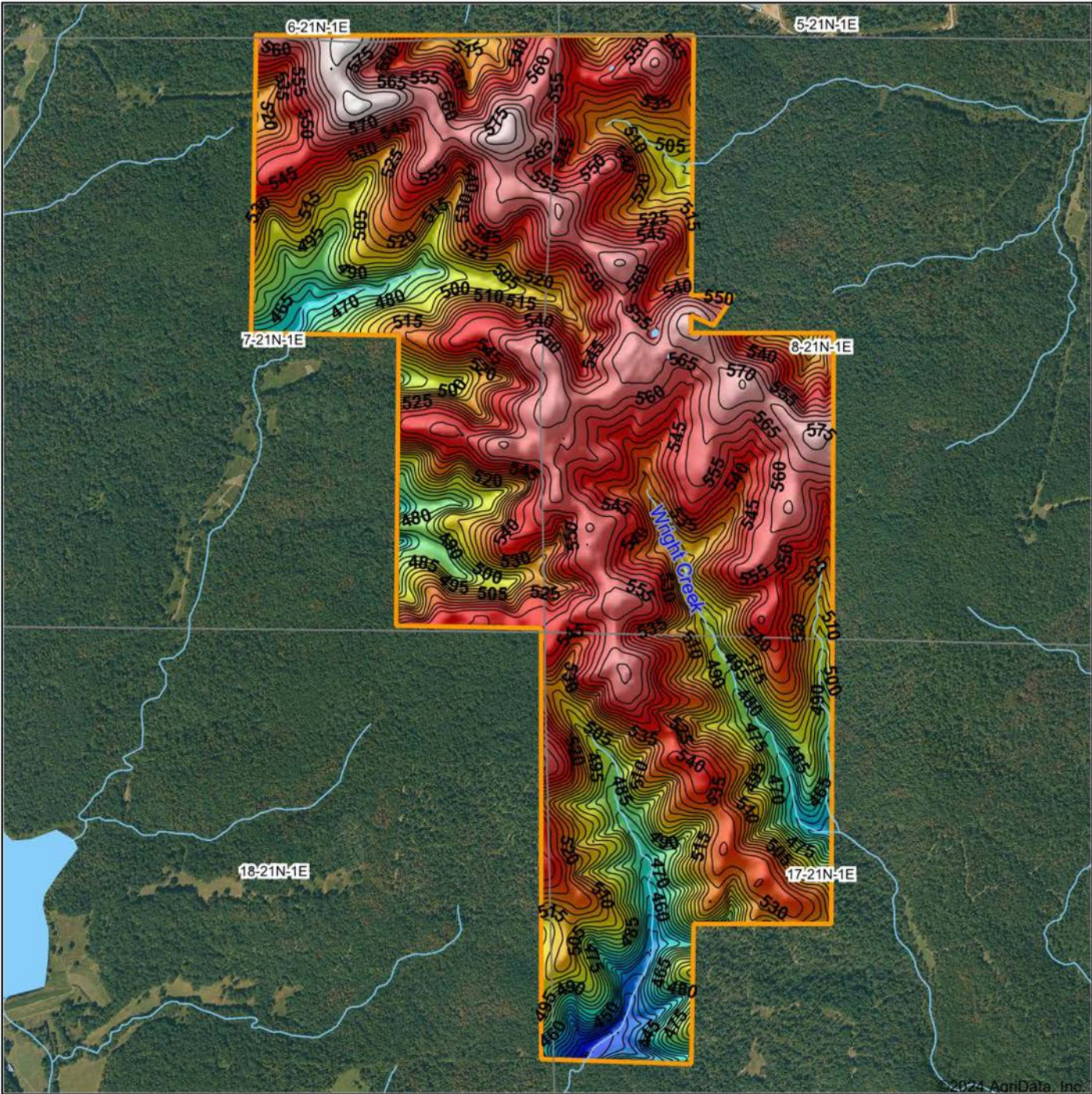



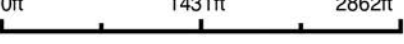



3/22/2024

**8-21N-1E**  
**Randolph County**  
**Arkansas**

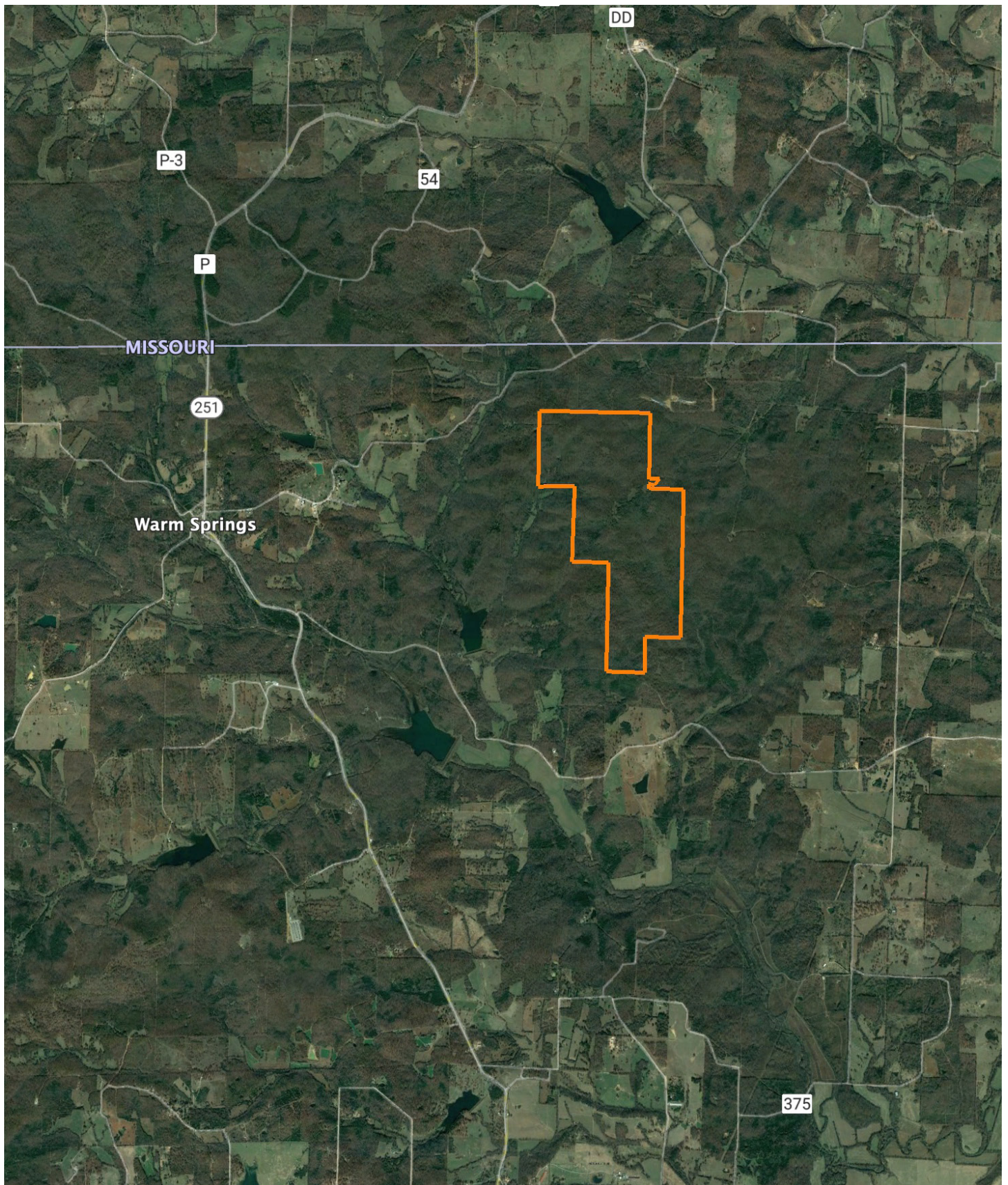
Boundary Center: 36° 28' 42.92, -91° 0' 0.03

# HILLSHADE MAP



<p>Low                      Elevation                      High</p> 	<p>Source: USGS 10 meter dem</p> <p>Interval(ft): 5</p> <p>Min: 410.8</p> <p>Max: 587.2</p> <p>Range: 176.4</p> <p>Average: 525.0</p> <p>Standard Deviation: 32.64 ft</p>	<p>0ft                      1431ft                      2862ft</p> 
 <p>Maps Provided By:</p>  <p>© AgriData, Inc. 2023                      www.AgriDataInc.com</p>		 <p>3/22/2024</p> <p><b>8-21N-1E</b> <b>Randolph County</b> <b>Arkansas</b></p> <p>Boundary Center: 36° 28' 42.92, -91° 0' 0.03</p>

# 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, Texas, and Wisconsin.