

MIDWEST LAND GROUP PRESENTS

93 ACRES IN

RANDOLPH COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OUTDOORSMAN'S RETREAT IN RANDOLPH COUNTY

This 93 +/- deeded acreage is located on Upper Janes Creek Road between Wirth and Ravenden Springs, Arkansas. Comprised of mostly hardwoods this tract was designed with the outdoorsman in mind. Access to the property off of Upper Janes Creek Road is at the top of the ridge, with multiple points and draws winding their way off of the ridge down to the creek bottom below. As you enter the gated entrance, centrally located on the north boundary of the property, and travel along the winding driveway you will be greeted by the off-grid, cinder-block cabin. Situated atop a point and overlooking the creek bottom below, this cabin has found great purpose as the hunting camp for the current owner. Simple yet effective this camp will keep you out of the elements and prove itself efficient as a place to create your own stories with friends and family for years to come. An established trail system will lead you in nearly every direction away from the cabin. Along the

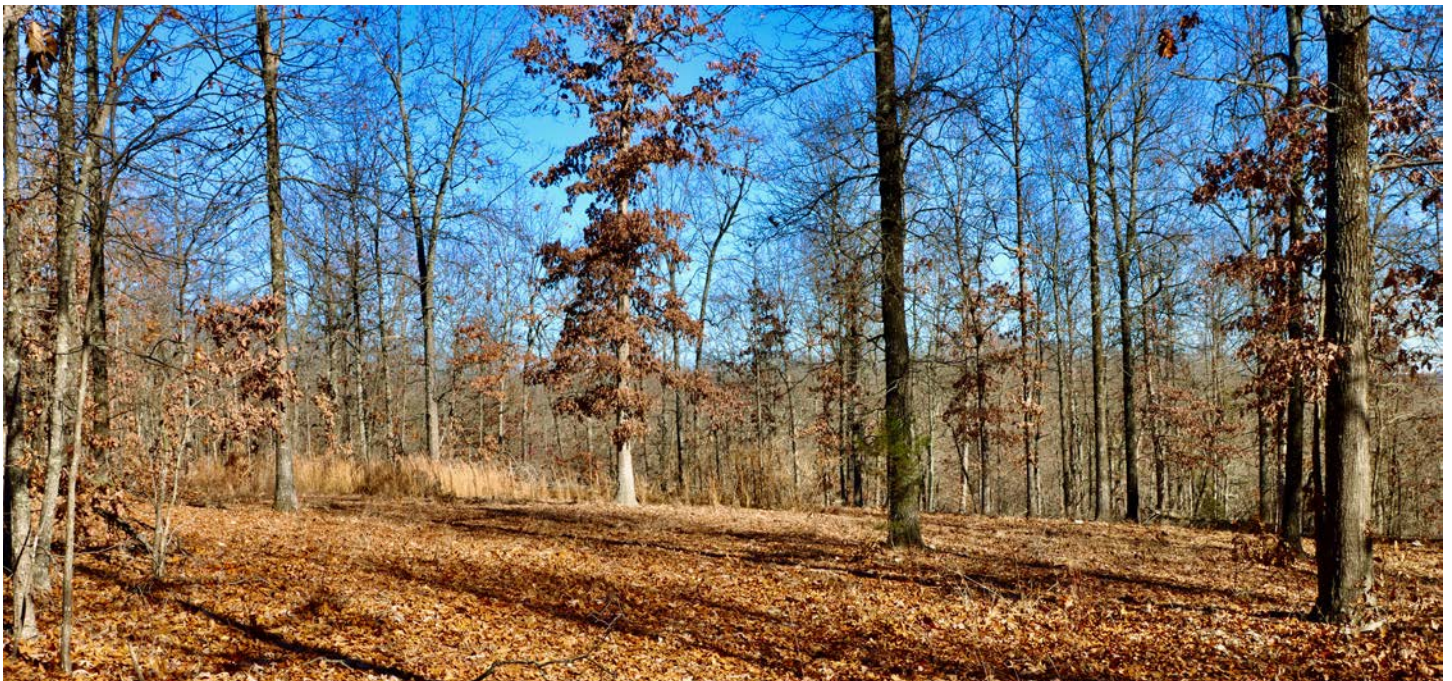
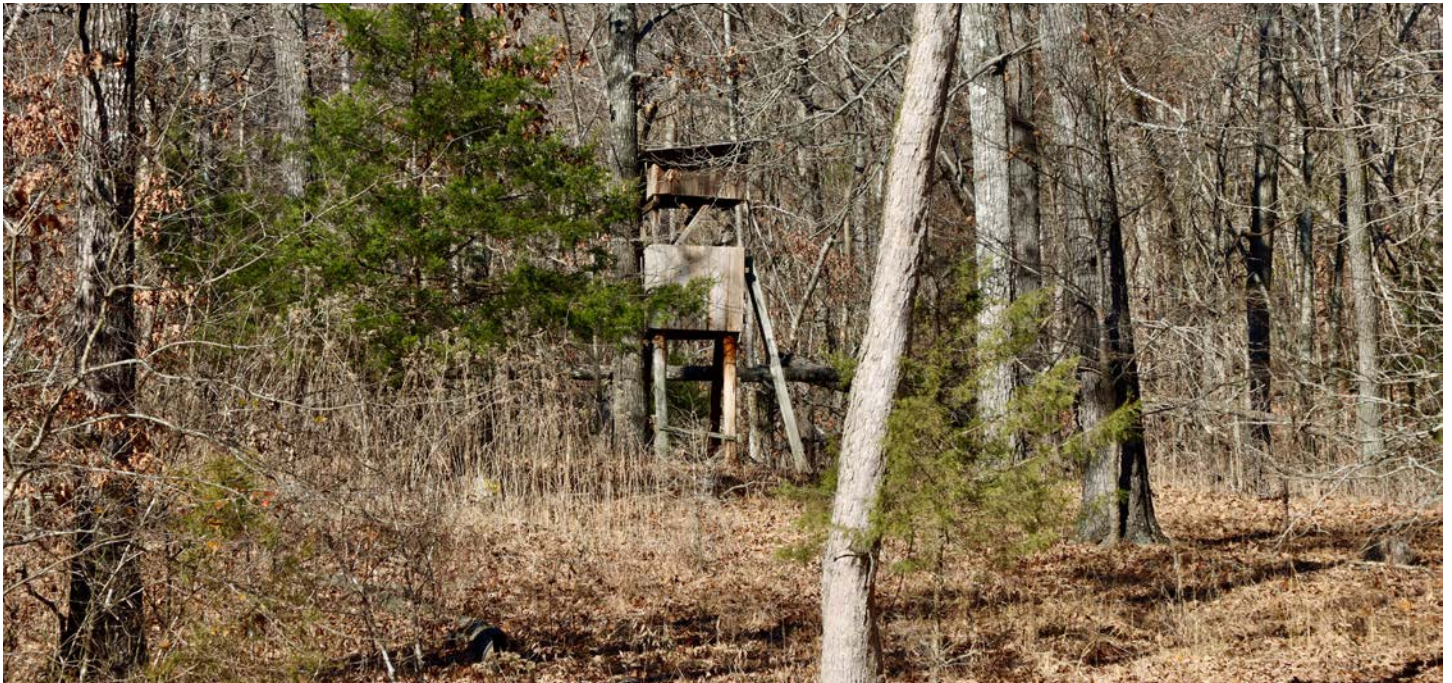
trails, you will find three established food plots across the farm with multiple pre-placed stand locations littered in between. The topography of the land lends itself well to the opportunity as the points and draws help create multiple travel corridors helping this place hunt much larger than what it really is. Along the creek bottom in the south, you will find one of the three food plots on this tract. With a seasonal creek flowing alongside it, this bottom has fantastic soils for the hills of Arkansas allowing for an abundance of food source options for the wildlife that call this place home. Historically all three of these food plots have been planted annually and have been a staple for the landowner in harvesting mature whitetails in the fall/winter and turkeys in the spring. If you've been in the market for an affordable hunting tract that will require minimal effort for you to come in and be hunt-ready, come take a look at this piece! It's sure to meet your needs on nearly every front!



PROPERTY FEATURES

PRICE: **\$186,000** | COUNTY: **RANDOLPH** | STATE: **ARKANSAS** | ACRES: **93**

- Off-grid cabin
- Hardwood timber
- Multiple food plots
- Abundant wildlife
- Loaded with turkeys
- Multiple stand sites
- Established trail system
- Seasonal creek
- Road frontage along Upper Janes Creek



OFF-GRID CABIN



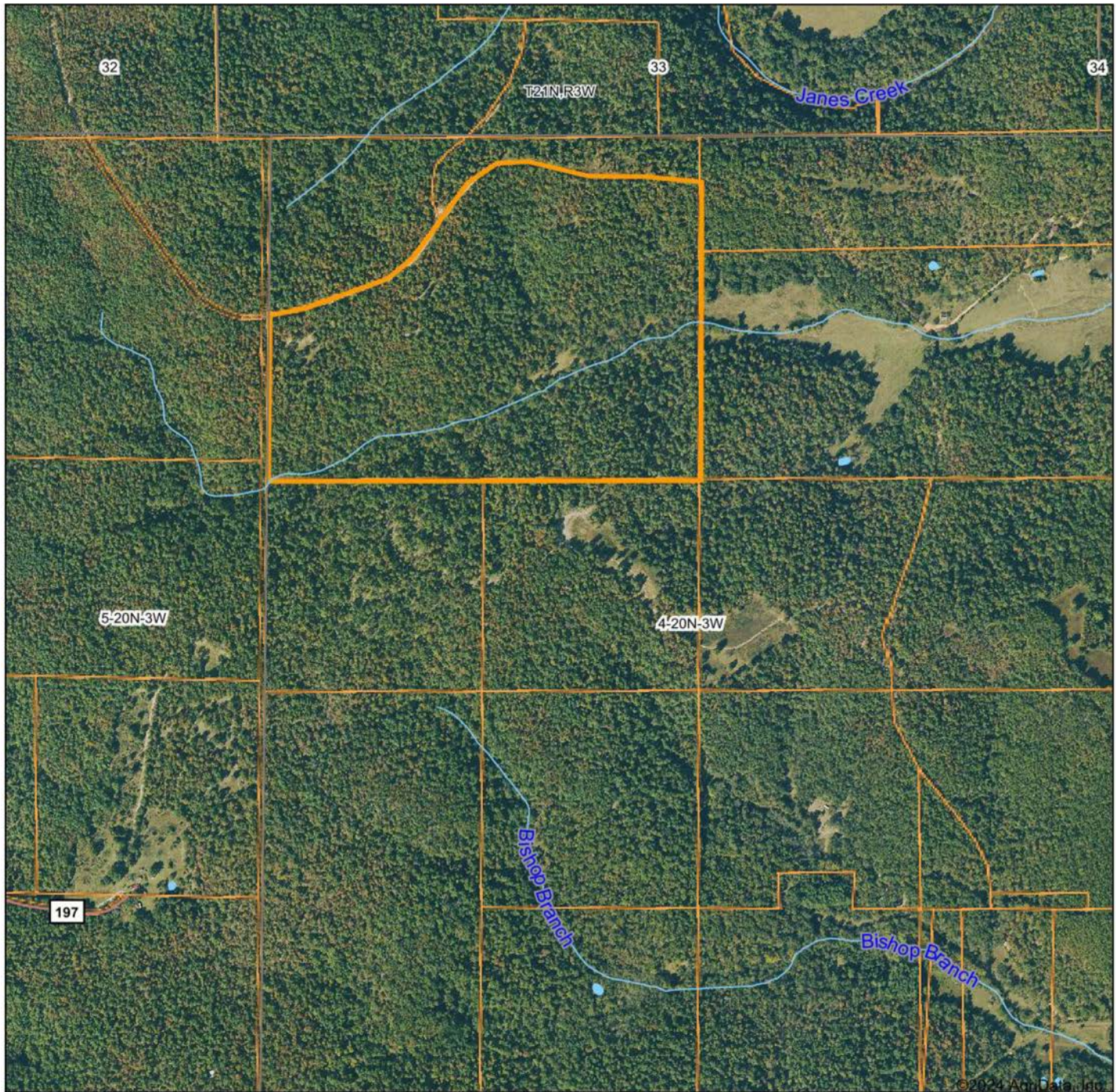
HARDWOOD TIMBER



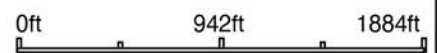
ABUNDANT WILDLIFE



AERIAL MAP



Boundary Center: 36° 25' 2.05, -91° 18' 15.92



Maps Provided By:



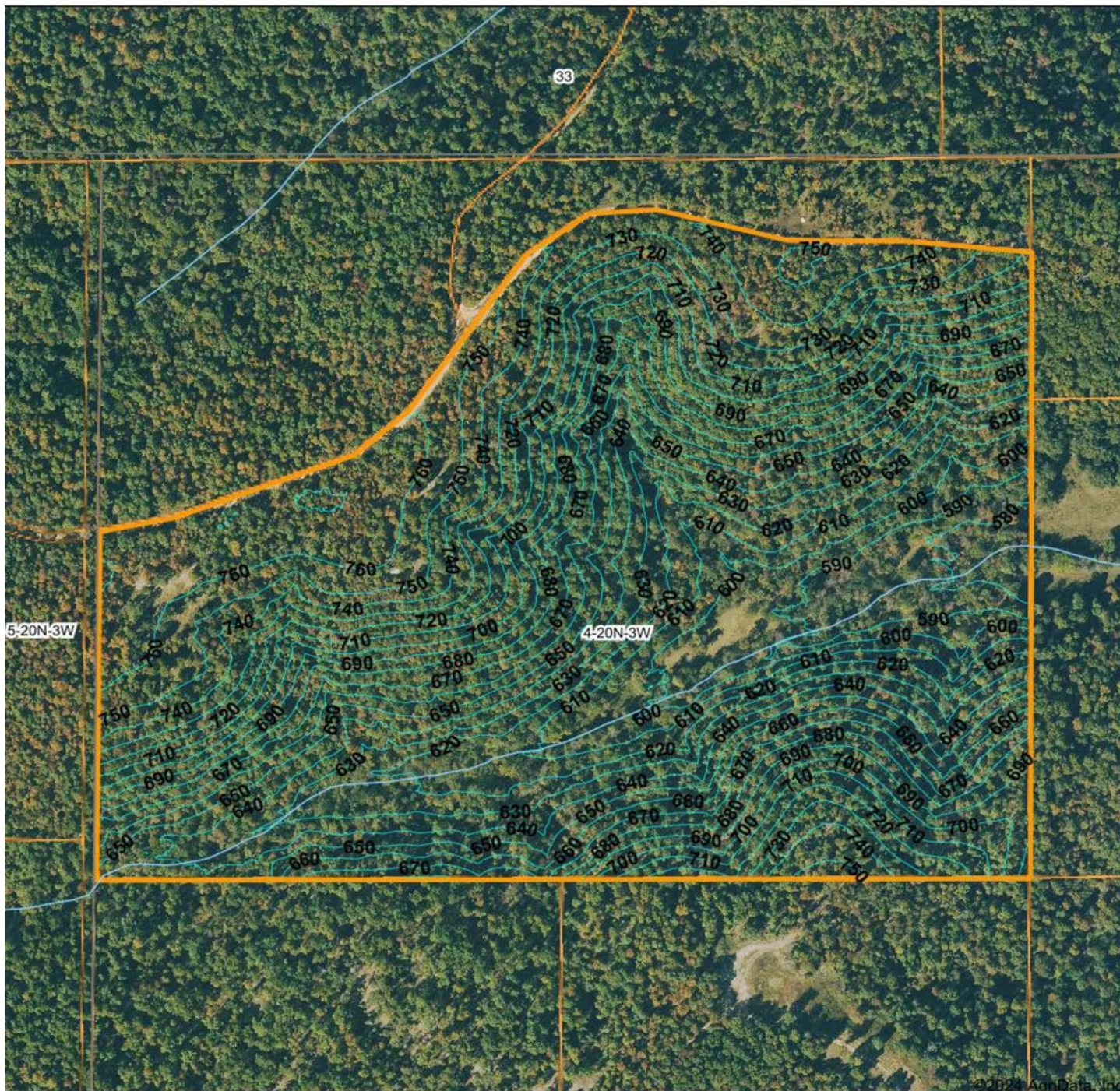
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4-20N-3W
Randolph County
Arkansas



3/22/2024

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
 Interval(ft): 10.0
 Min: 570.6
 Max: 770.9
 Range: 200.3
 Average: 676.1
 Standard Deviation: 54.43 ft

0ft 449ft 898ft

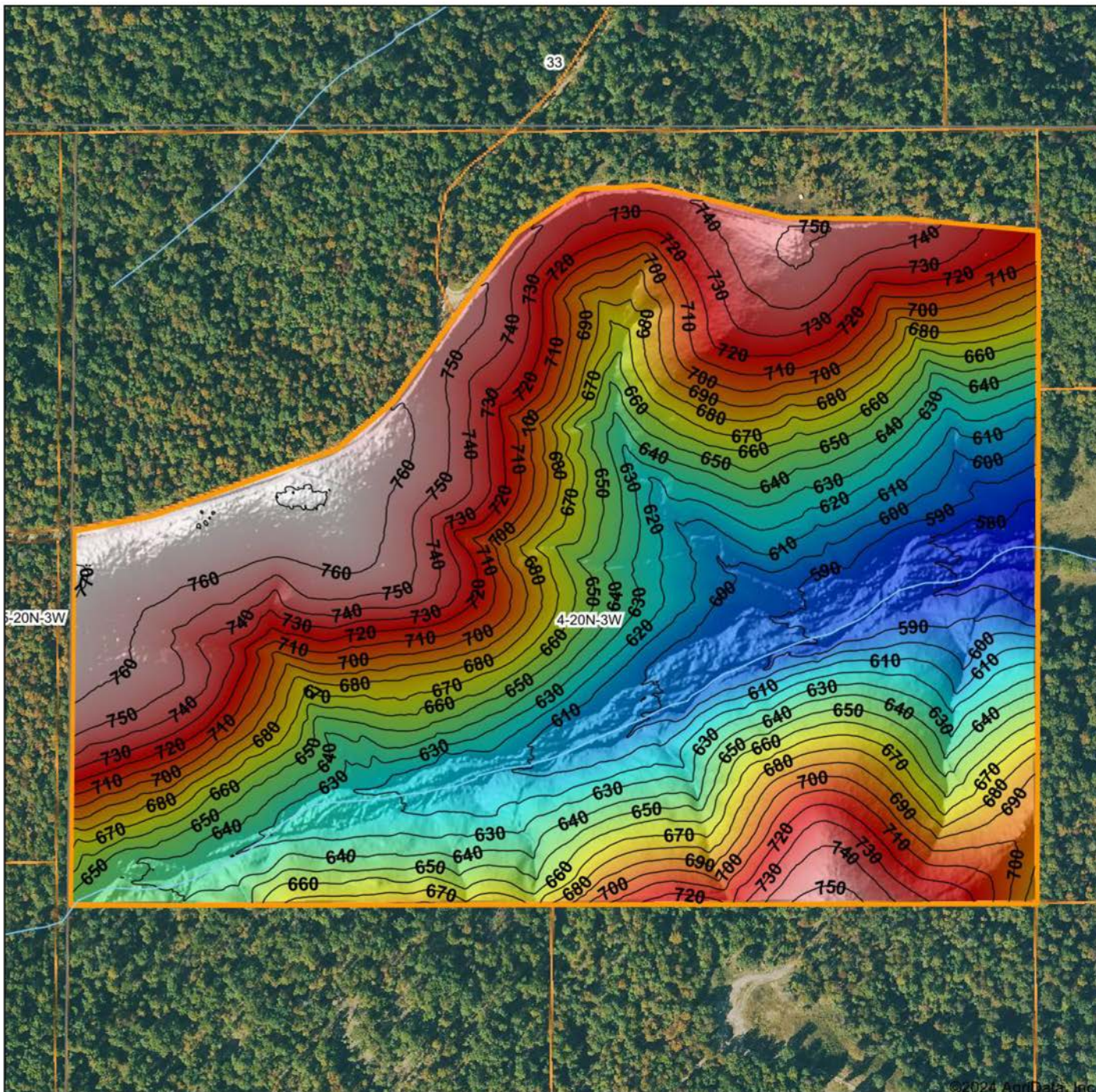


3/22/2024

4-20N-3W
Randolph County
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Boundary Center: 36° 25' 2.05, -91° 18' 15.92

HILLSHADE MAP



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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 10

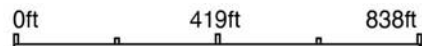
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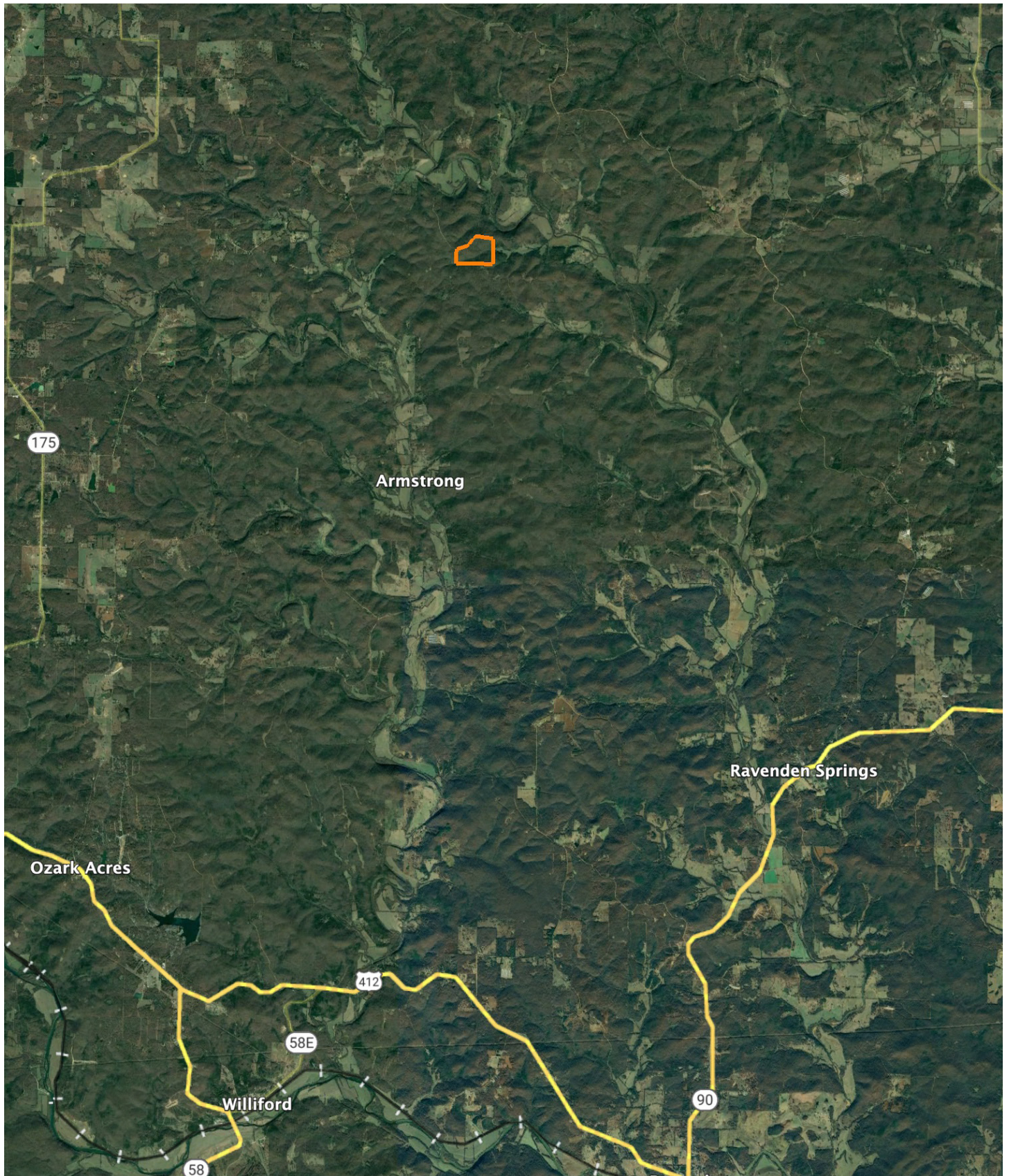


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4-20N-3W
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OVERVIEW MAP



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



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