

MIDWEST LAND GROUP PRESENTS

70 ACRES IN

RANDOLPH COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED 70 +/- ACRE RETREAT WITH ABUNDANT WILDLIFE

Discover your own private paradise in Randolph County, Arkansas, with this exceptional 70 +/- acre property just 1.5 miles from the picturesque Current River. Nestled within a serene natural setting yet conveniently located near Maynard, Arkansas (15 minutes), and Doniphan, Missouri (20 minutes), this expansive tract of land offers an array of desirable features for outdoor enthusiasts and prospective developers alike. With an abundance of deer and turkeys, this property is ideal for the avid hunter.

Whether you're looking for a recreational getaway or a property to build your dream home on, this tract will not disappoint. Electric service is readily available on the property, ensuring convenience for future development. Enjoy high-speed fiber internet access, perfect for staying connected in this remote retreat. Benefit from an existing well and three picturesque ponds, providing ample water sources and potential for recreational fishing.



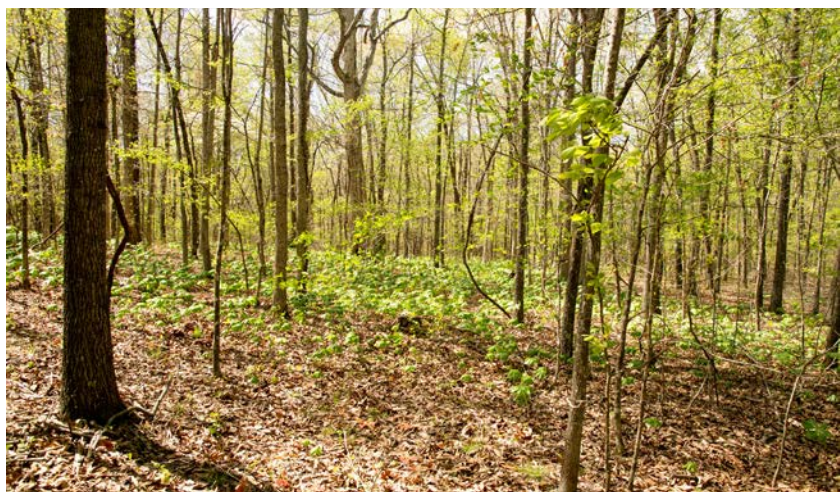
PROPERTY FEATURES

PRICE: **\$161,000** | COUNTY: **RANDOLPH** | STATE: **ARKANSAS** | ACRES: **70**

- 70 +/- acres
- Electric on property
- Fiber Internet available
- Existing well on property
- Abundance of deer and turkey
- 3 ponds
- County road frontage
- Good trail system
- 1.5 miles from Current River
- 15 minutes from Maynard, AR
- 20 minutes from Doniphan, MO



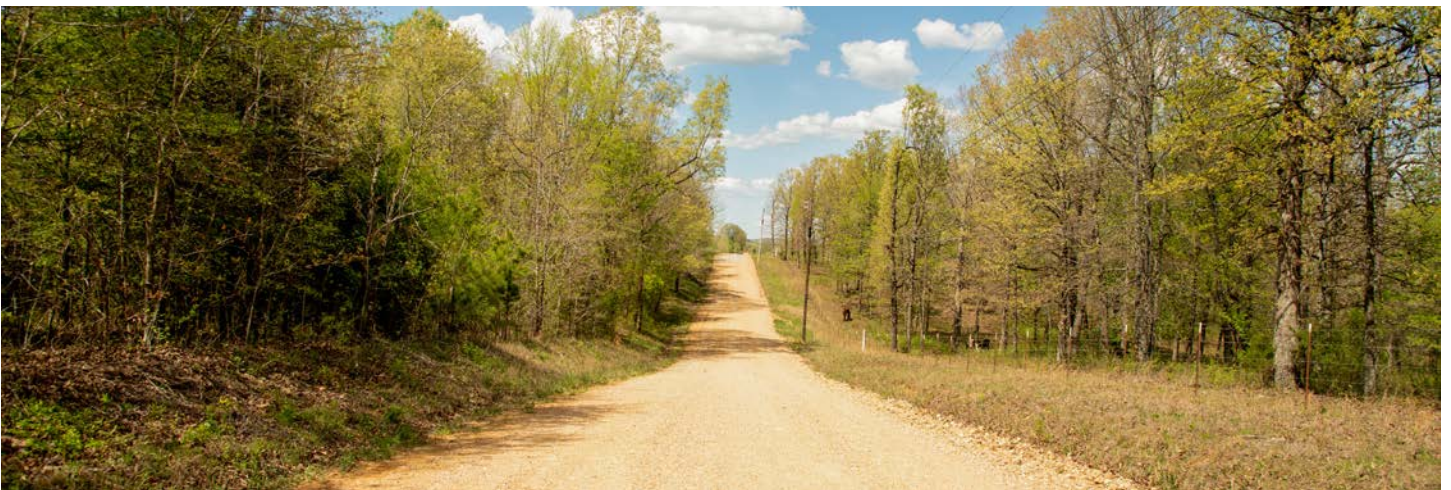
70 +/- ACRES



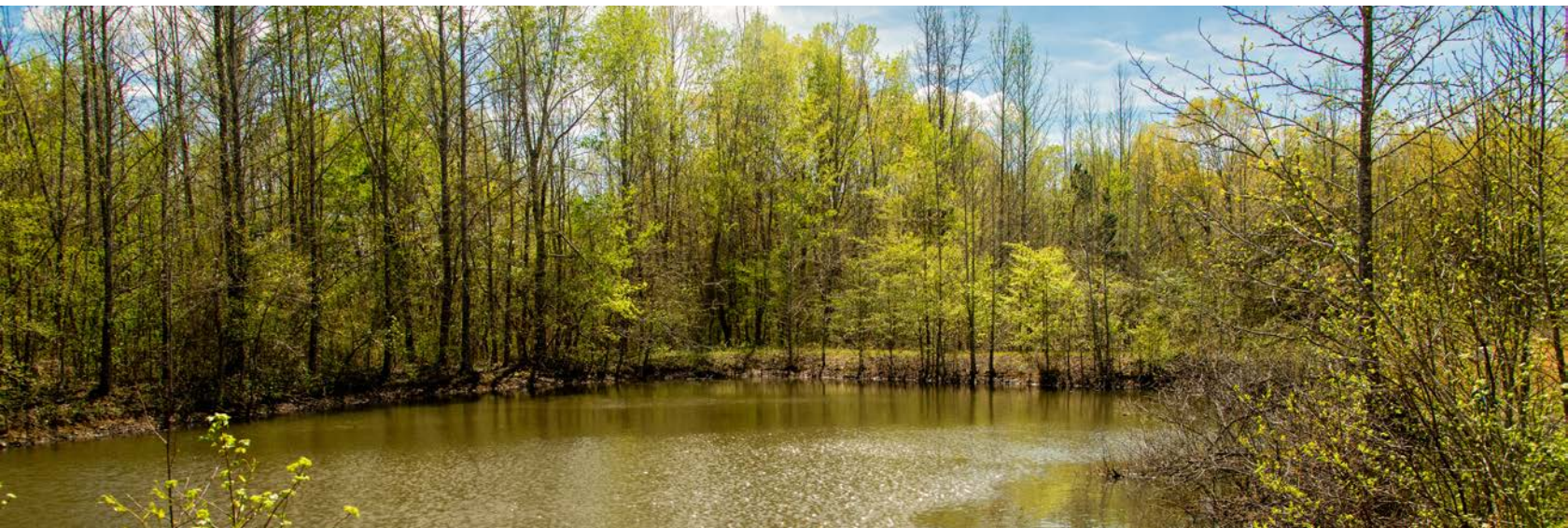
ELECTRIC ON PROPERTY



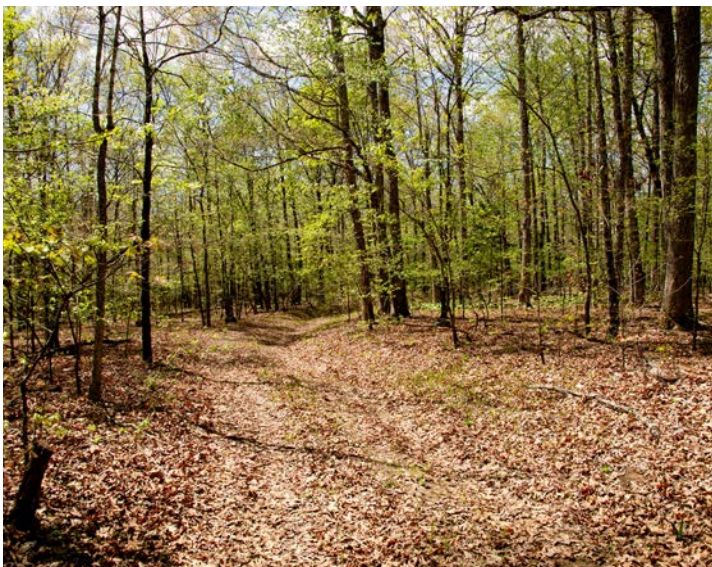
COUNTY ROAD FRONTAGE



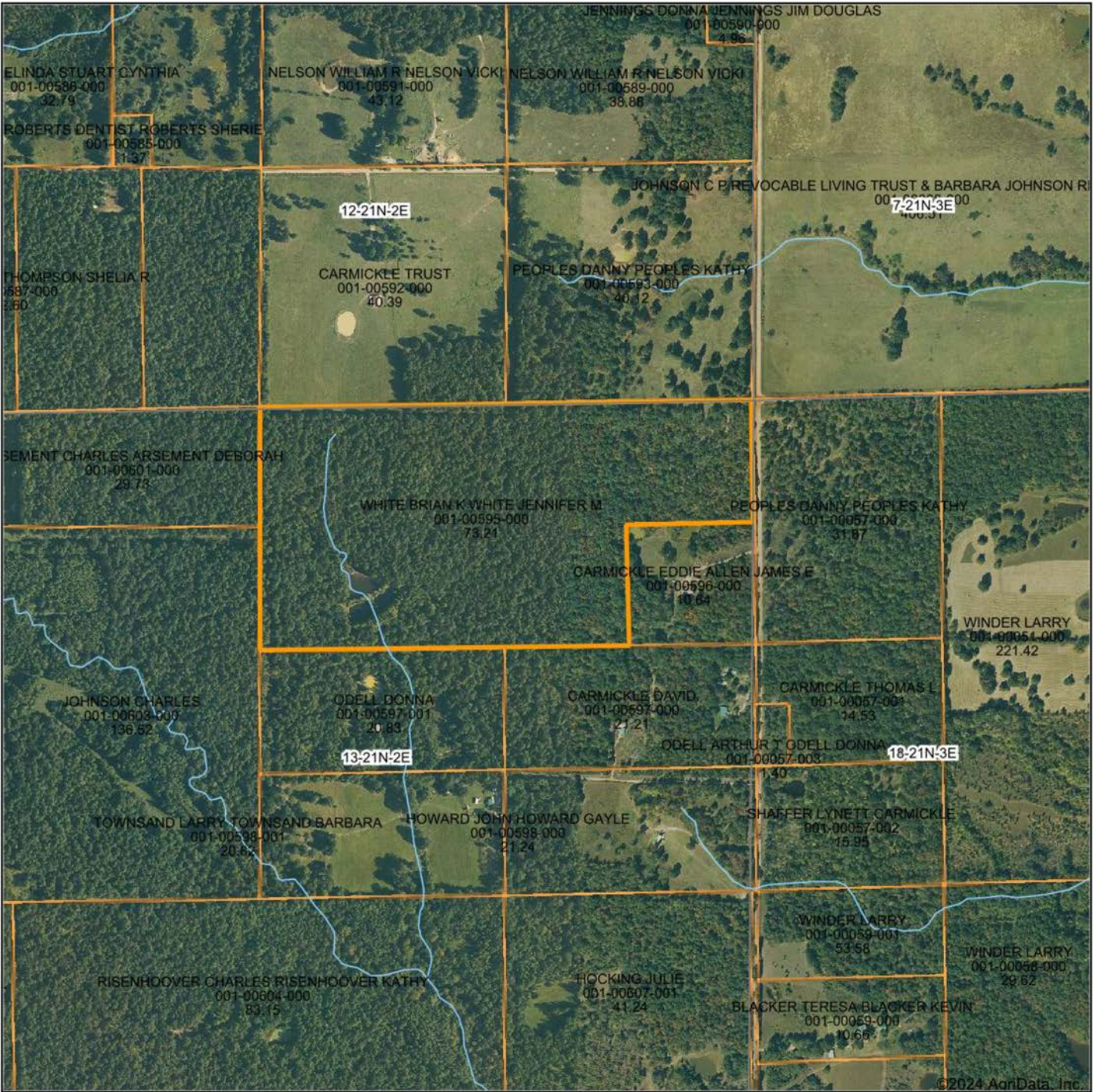
3 PONDS



GOOD TRAIL SYSTEM



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 28' 10.41, -90° 48' 20.98

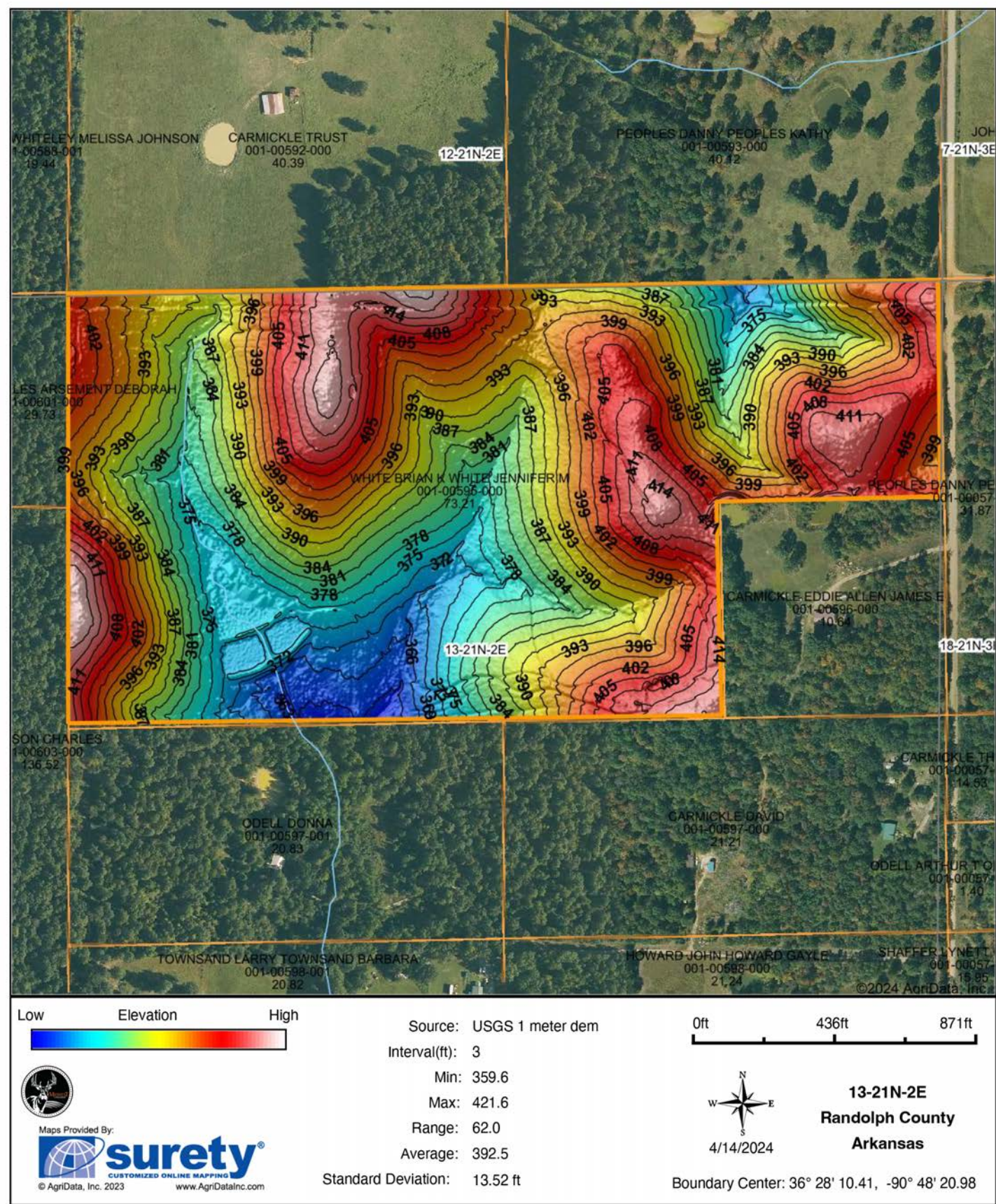
13-21N-2E
Randolph County
Arkansas

0ft 852ft 1703ft

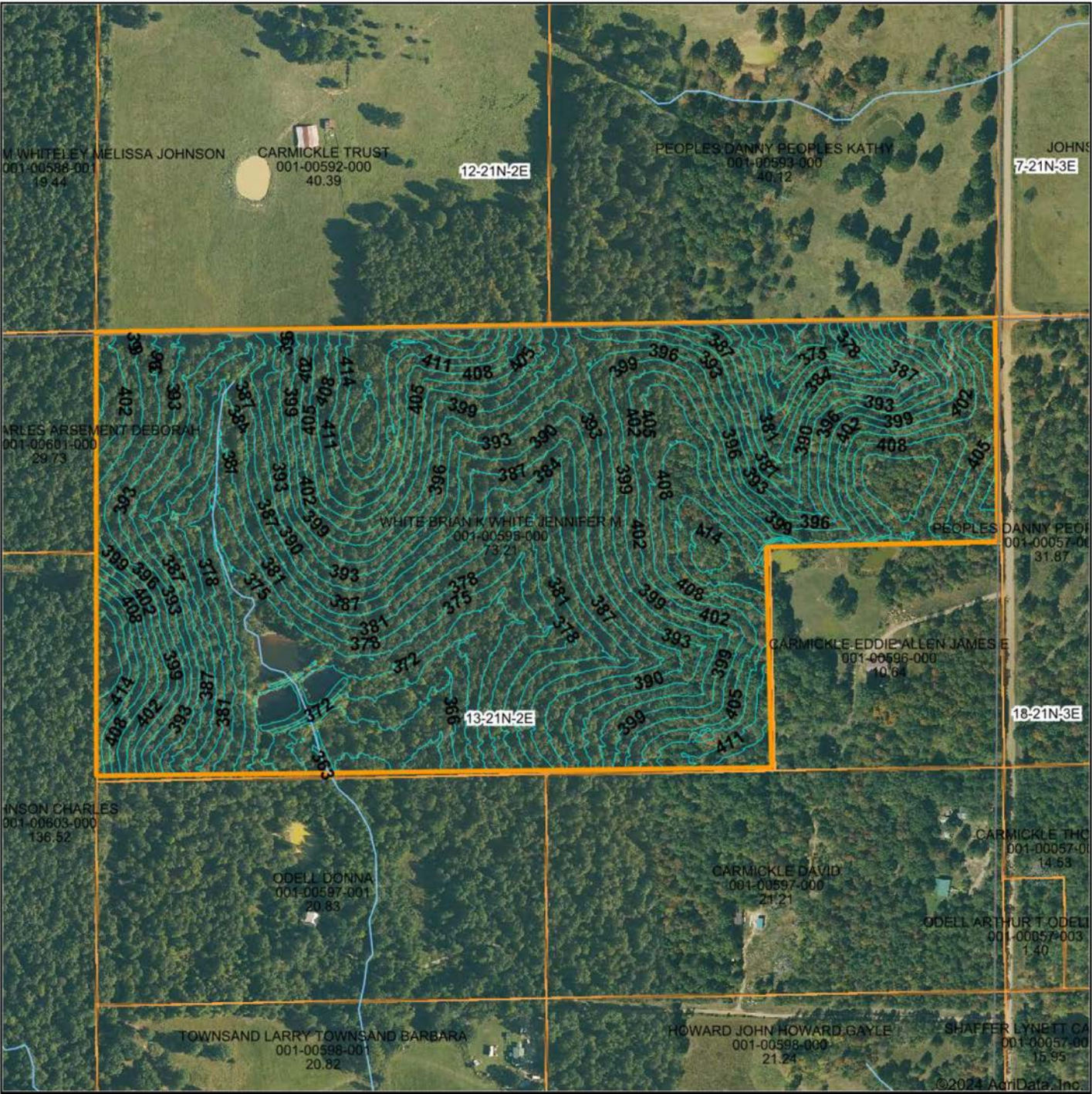


4/14/2024

HILLSHADE MAP



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 359.6

Max: 421.6

Range: 62.0

Average: 392.5

Standard Deviation: 13.52 ft

0ft 466ft 932ft



4/14/2024

13-21N-2E
Randolph County
Arkansas

Boundary Center: 36° 28' 10.41, -90° 48' 20.98

OVERVIEW MAP



AGENT CONTACT

At the heart of Arkansas' vibrant land sales market is Tanner K Hoke, a land agent with Midwest Land Group who brings a fresh perspective and a deep-rooted passion for the land to every transaction. Tanner's journey from the fields of Jonesboro, where he was born, to his current home in Paragould, where he lives with his wife Jessie and their children, Hallie and Hudson, is a testament to his commitment to the Arkansas community and its land. His upbringing in a region known for its rich agricultural heritage, has equipped him with a unique blend of skills and insights invaluable to both buyers and sellers in the land market.

Tanner's approach to land sales is deeply influenced by his personal passions and professional experiences. With over a decade of involvement in row crop farming and a lifetime spent hunting across the country, Tanner has cultivated an extensive knowledge of land value, wildlife management, and agricultural practices. His hobbies, which include everything from snow skiing to land improvement, not only enrich his life but also enhance his ability to connect with clients over shared interests, making him a relatable and trusted advisor in their land transactions.

What distinguishes Tanner in the competitive field of real estate is his philosophy that every sale is an opportunity to forge lasting relationships, not just complete a business transaction. His personable nature and extensive network are invaluable assets in bringing together buyers and sellers, creating matches that fulfill dreams and respect the intrinsic value of the land. For those seeking to navigate the complexities of buying or selling property in Arkansas, Tanner Hoke offers not just his services, but a partnership grounded in respect, passion, and a shared love for the great outdoors.



TANNER HOKE,
LAND AGENT

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