

MIDWEST LAND GROUP PRESENTS

26.029 ACRES IN

FULTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL ACREAGE TRACT NEAR SPRING RIVER

These 26.029 surveyed acres offer a peaceful retreat with convenient access to modern amenities. Situated along a county road with power and fiber optic internet available, it provides a perfect blend of rural living and modern amenities. Just a quick 5 minute drive away, you'll find Mammoth Spring, Arkansas, home to one of the world's largest springs and Spring River, ideal for fishing and outdoor activities, appealing to all nature enthusiasts.

The property features an excellent spot for building your ideal home, offering potential views of the nearby

landscape. Recently select cut, it combines open areas with wooded sections that attract wildlife like deer and turkey, making it a great place for hunting or simply enjoying nature.

Located 30 miles from West Plains, Missouri, and 80 miles from Jonesboro, Arkansas, this property offers a peaceful retreat with easy access to nearby towns. Whether you're looking for a permanent residence, hunting property, or a weekend getaway, this property provides the perfect setting with ample opportunities for its future owners!



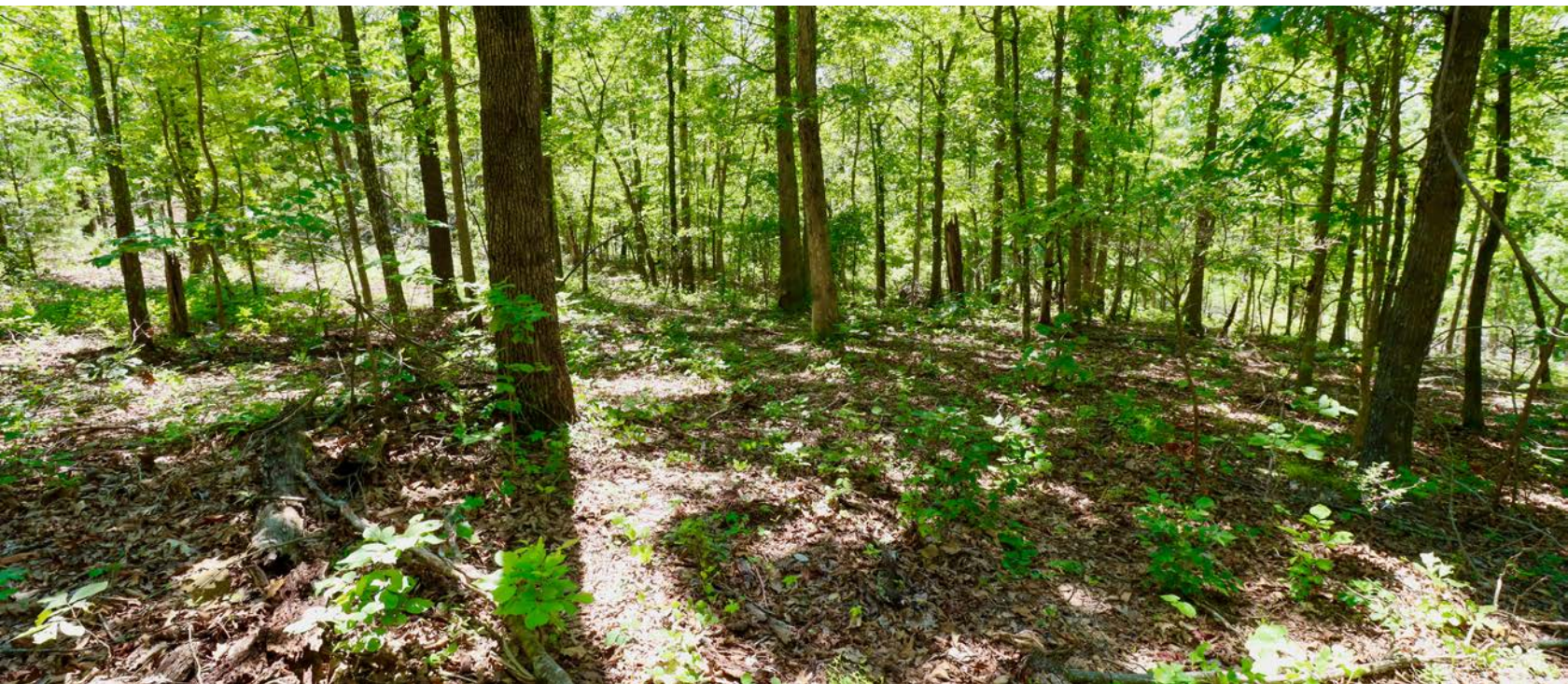
PROPERTY FEATURES

PRICE: **\$92,500** | COUNTY: **FULTON** | STATE: **ARKANSAS** | ACRES: **26.029**

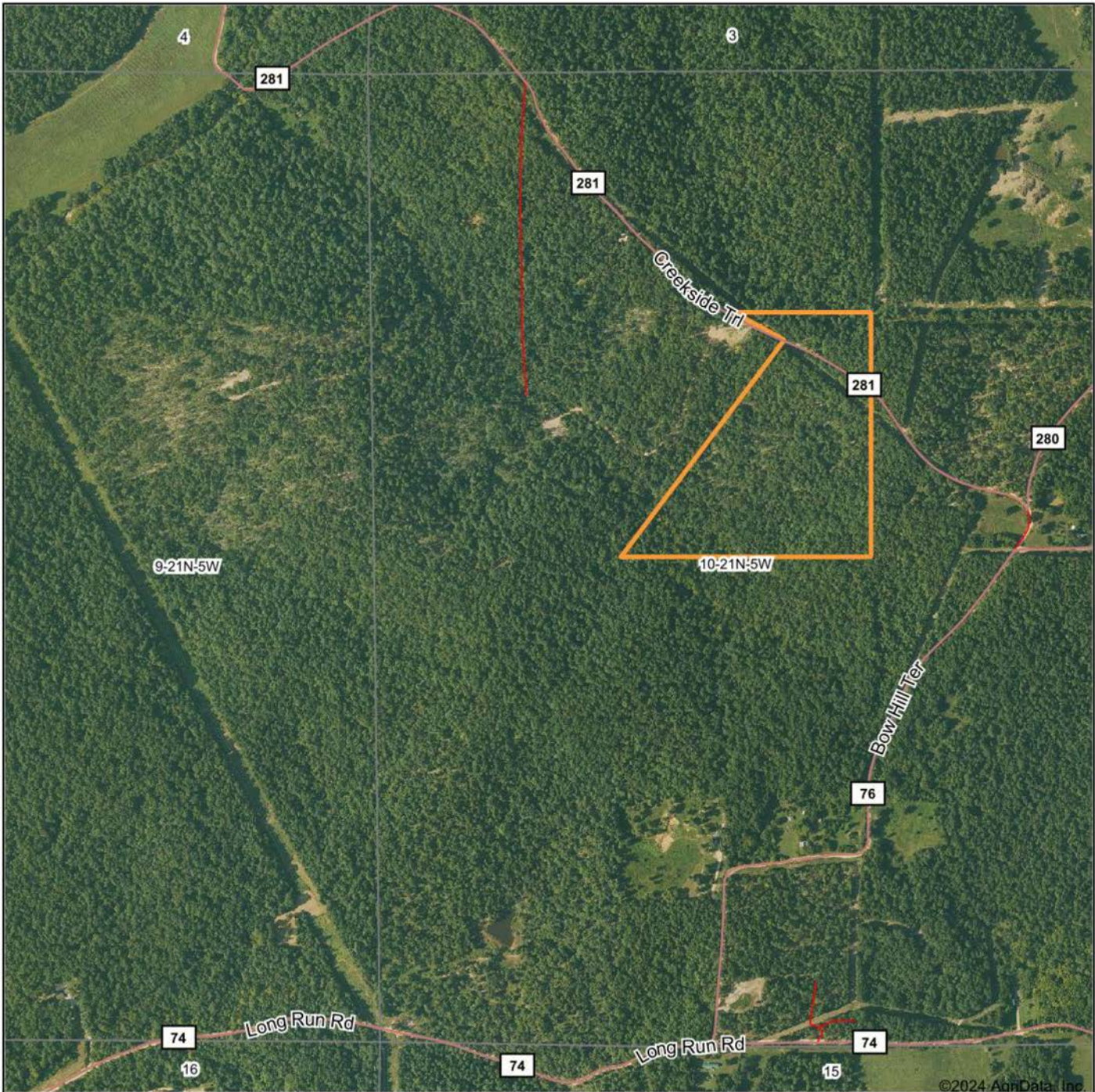
- 26.029 surveyed acres
- Access to power
- Access to fiber optic
- County road frontage
- Perfect build site with potential views
- Good deer and turkey hunting
- 5 minutes to Mammoth Spring
- 5 minutes to Spring River
- Recently select cut
- 30 miles to West Plains, MO
- 80 miles to Jonesboro, AR



26.029 SURVEYED ACRES



AERIAL MAP



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Boundary Center: 36° 29' 27.45, -91° 29' 55.15



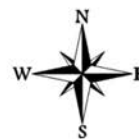
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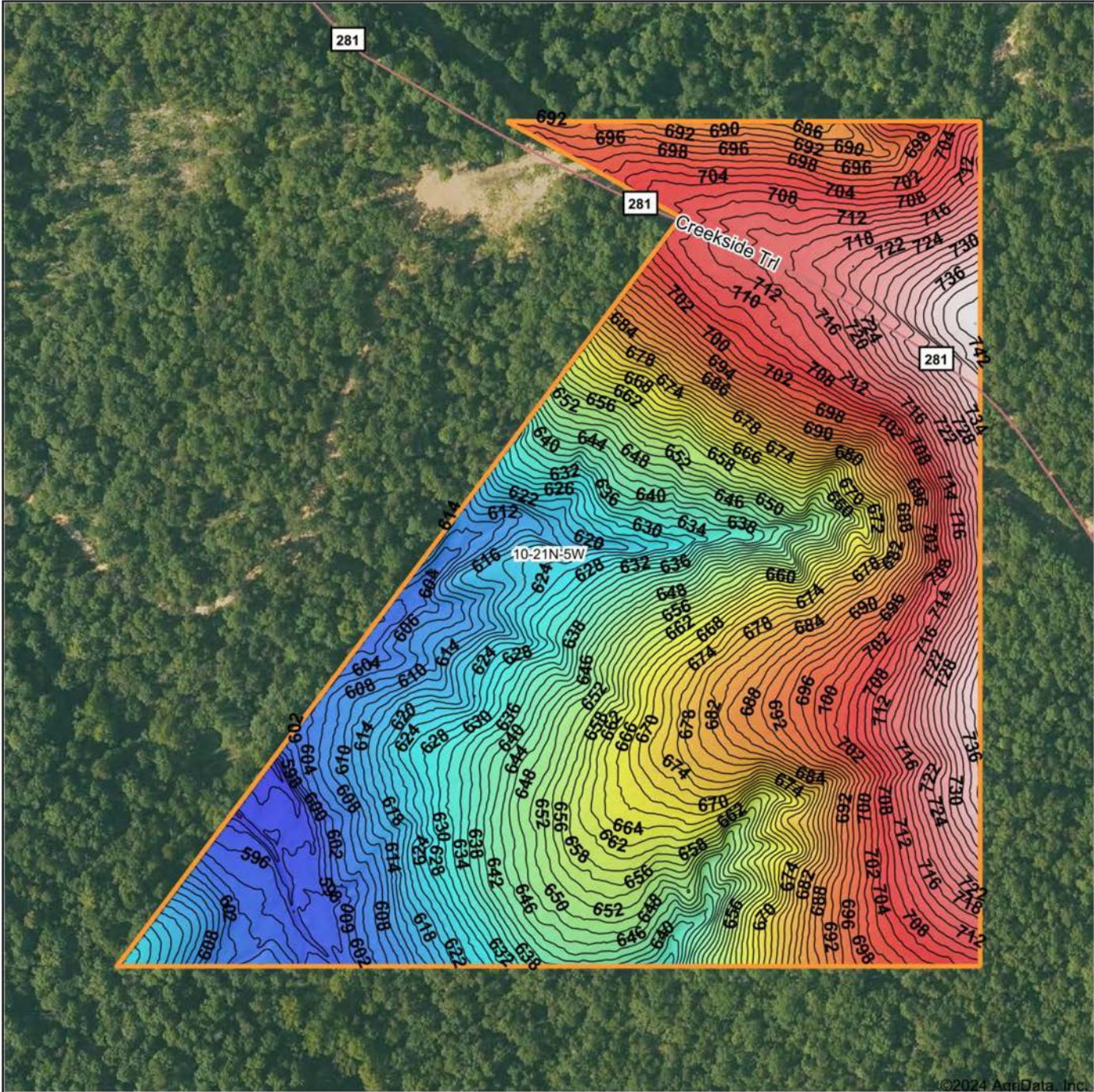
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10-21N-5W
Fulton County
Missouri



7/18/2024

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): 2
Min: 589.3
Max: 743.5
Range: 154.2
Average: 666.9
Standard Deviation: 39.6 ft

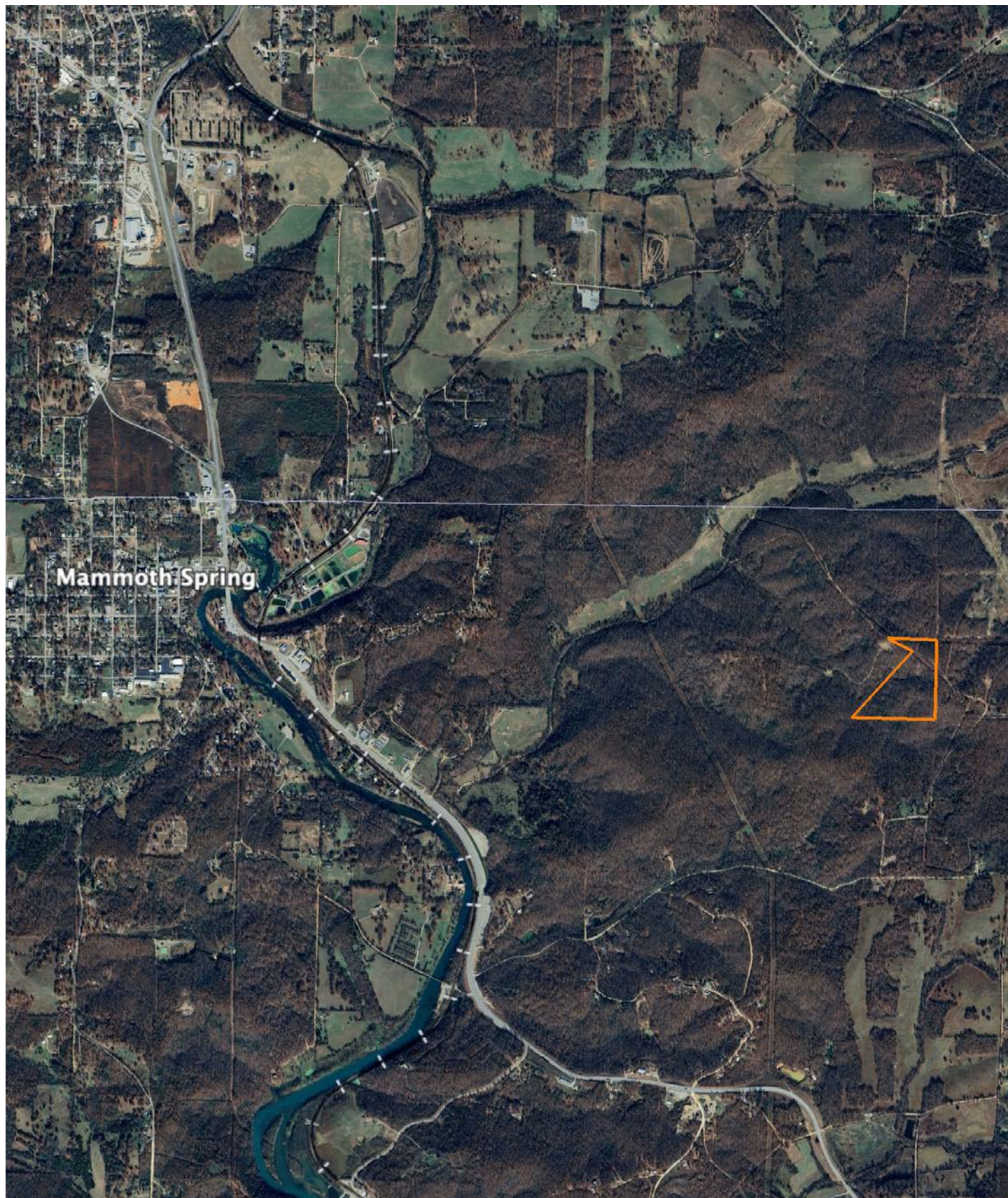


7/18/2024

10-21N-5W
Fulton County
Missouri

Boundary Center: 36° 29' 27.45, -91° 29' 55.15

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
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