

MIDWEST LAND GROUP PRESENTS

6 ACRES IN

WHITE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGH-VISIBILITY 6 ACRE COMMERCIAL DEVELOPMENT SITE IN ROSE BUD, ARKANSAS

Located in Rose Bud, Arkansas, in White County, this expansive property spans approximately 6 +/- acres, making it a prime location for commercial development. With prominent Highway 5 frontage, the lot ensures high visibility and easy access, essential for attracting customers and clients. Positioned just 150 yards south of the bustling Rose Bud 4-way stop and directly across from Caldwell Milling Co, this site offers a strategic location for various business ventures.

The property is equipped with all necessary utilities, including water, electricity, and fiber, facilitating a seamless development process. Additionally, the presence of a pond adds a unique feature, enhancing the property's appeal

and offering potential aesthetic and functional benefits. This versatile lot is ideal for a wide range of commercial interests, from retail spaces and restaurants to office complexes and service centers.

The surrounding area of Rose Bud is a vibrant community, providing a supportive environment for new and established businesses alike. The property's proximity to major roadways and neighboring businesses ensures consistent traffic and high visibility, crucial for any successful commercial enterprise. This 6 +/- acre lot presents a valuable opportunity to leverage the growing economic activity in White County, Arkansas, making it an excellent investment for forward-thinking business owners.



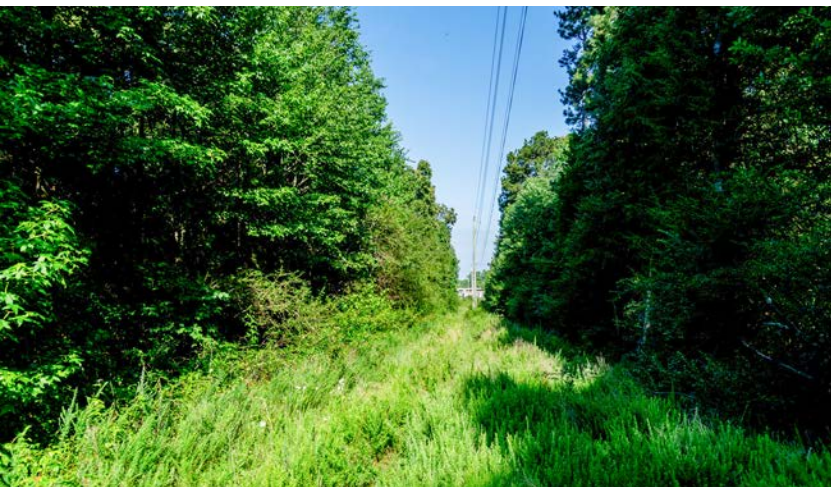
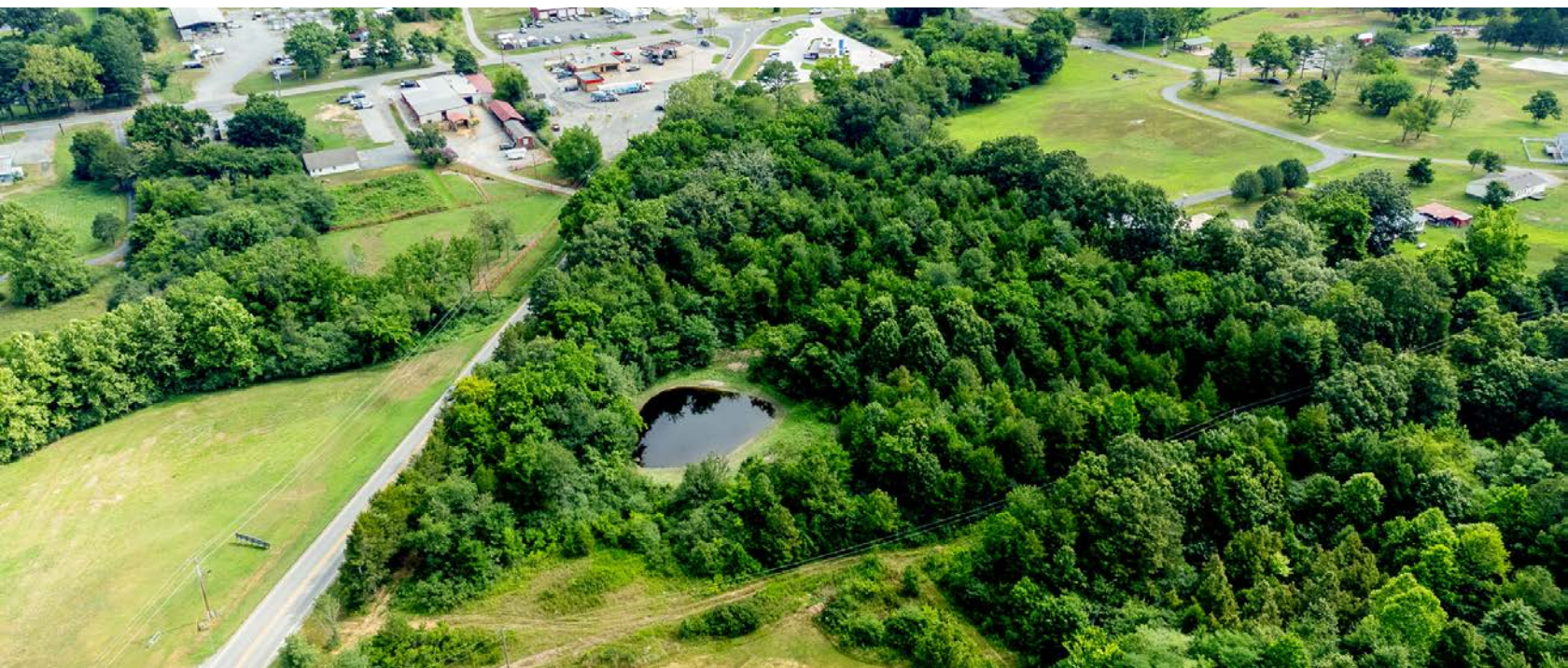
PROPERTY FEATURES

PRICE: **\$350,000** | COUNTY: **WHITE** | STATE: **ARKANSAS** | ACRES: **6**

- Perfect for commercial interest
- Pond
- Highway 5 frontage
- Across from Caldwell Milling Co
- 150 yards south of the Rose Bud 4-way stop
- Water available
- Electricity available



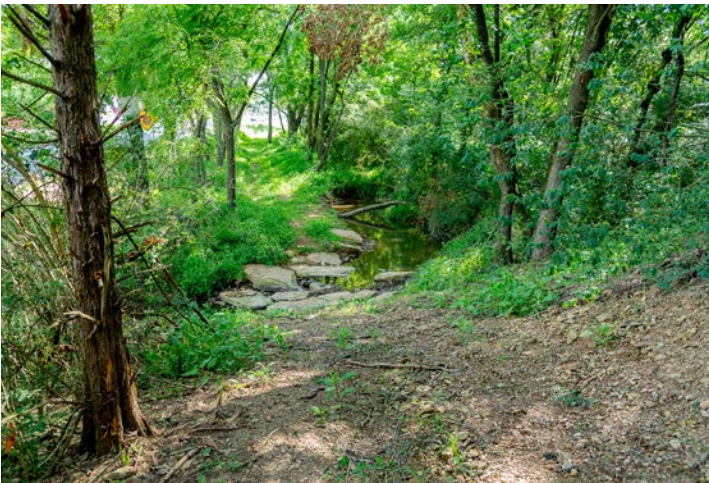
PERFECT FOR COMMERCIAL INTEREST



POND



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 35° 19' 45.59, -92° 4' 58.91

17-8N-10W
White County
Arkansas

0ft 279ft 558ft



7/17/2024

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 611.6
Max: 643.8
Range: 32.2
Average: 626.5
Standard Deviation: 6.63 ft

0ft 179ft 358ft

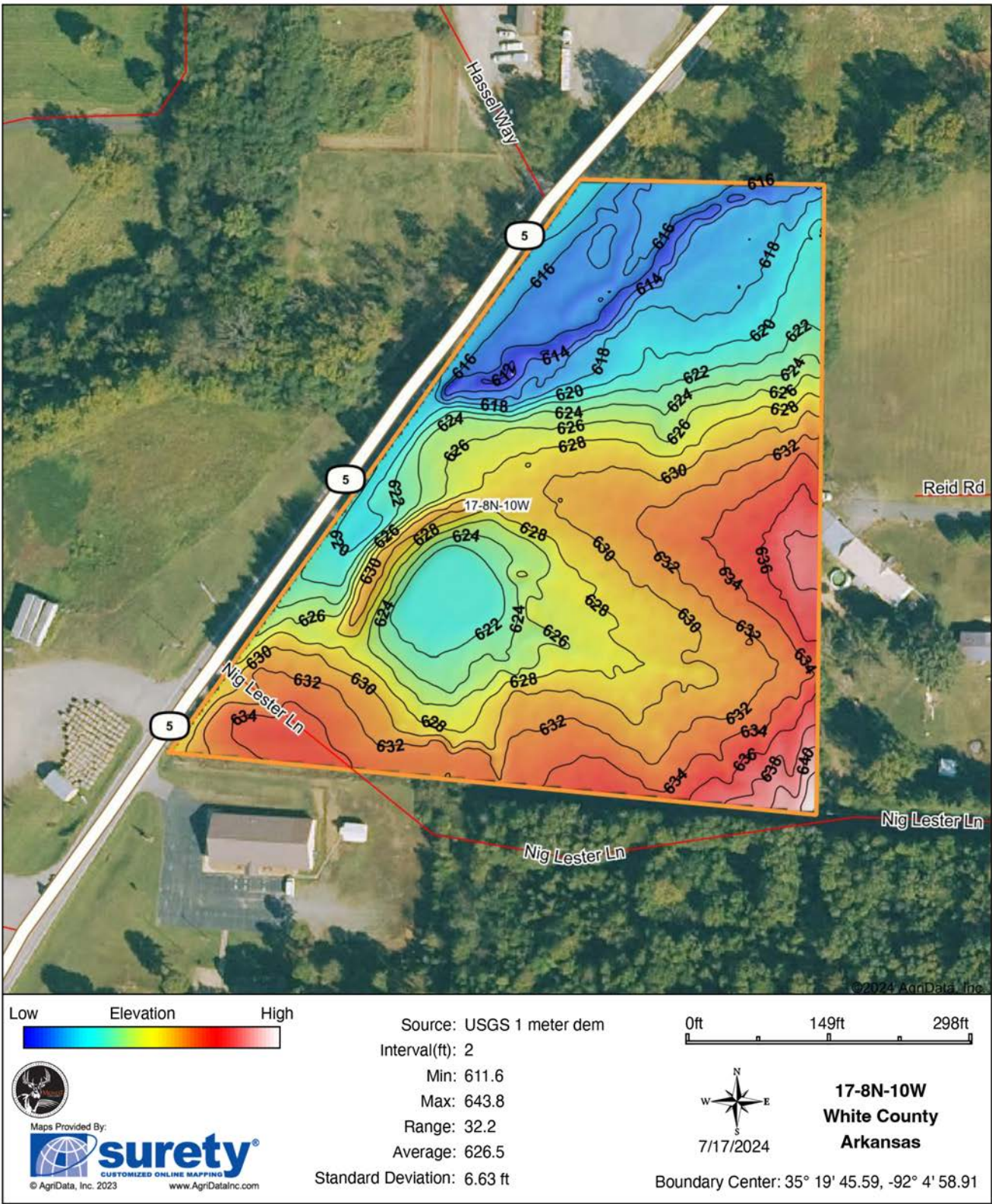


7/17/2024

17-8N-10W
White County
Arkansas

Boundary Center: 35° 19' 45.59, -92° 4' 58.91

HILLSHADE MAP



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,
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