

MIDWEST LAND GROUP PRESENTS

90 ACRES IN

WHITE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

90 +/- ACRES SECONDS FROM TOWN IN ROSE BUD, ARKANSAS

Located in the community of Rose Bud, Arkansas, in White County, this expansive property spans approximately 90 +/- acres and presents an exceptional opportunity for both commercial and recreational uses. Situated less than a mile from the heart of Rose Bud, the land features prime Highway 5 frontage, ensuring excellent accessibility and visibility. The property's unique characteristics include a shell pit and a diverse mix of pine and hardwood timber, adding to its appeal and versatility.

This property is particularly attractive for those interested in outdoor activities, as it is teeming with deer, making it a prime location for hunting enthusiasts. Additionally, the availability of essential utilities such

as water, electricity, and fiber makes the land ready for immediate development. Whether you are considering a commercial enterprise, a recreational retreat, or a combination of both, this property offers endless possibilities to suit your needs.

The strategic location, combined with the property's natural beauty and excellent utility infrastructure, makes this 90 +/- acre parcel a valuable investment in the growing Rose Bud area. Its proximity to the local community and major roadways ensures steady traffic and visibility, essential for any successful venture. This property stands out as a prime piece of real estate in White County, Arkansas, offering a unique blend of commercial potential and recreational enjoyment.



PROPERTY FEATURES

PRICE: **\$405,000** | COUNTY: **WHITE** | STATE: **ARKANSAS** | ACRES: **90**

- Less than a mile from the Rose Bud community
- Highway 5 frontage
- Shell pit
- Mix between pine and hardwood timber
- Loaded with deer
- Water available
- Electricity available
- Fiber available



90 +/- ACRES

Situated less than a mile from the heart of Rose Bud, the land features prime Highway 5 frontage, ensuring excellent accessibility and visibility.



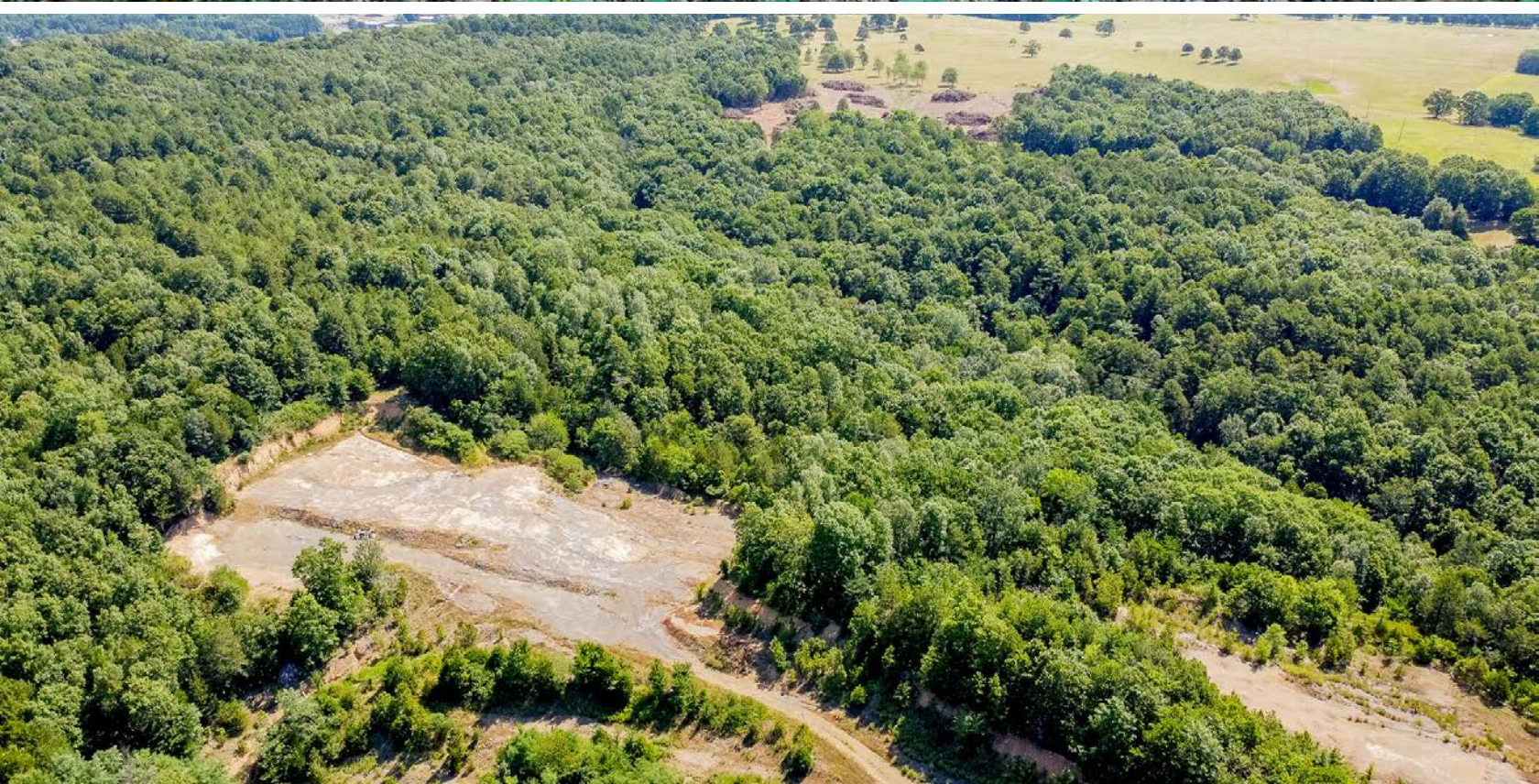
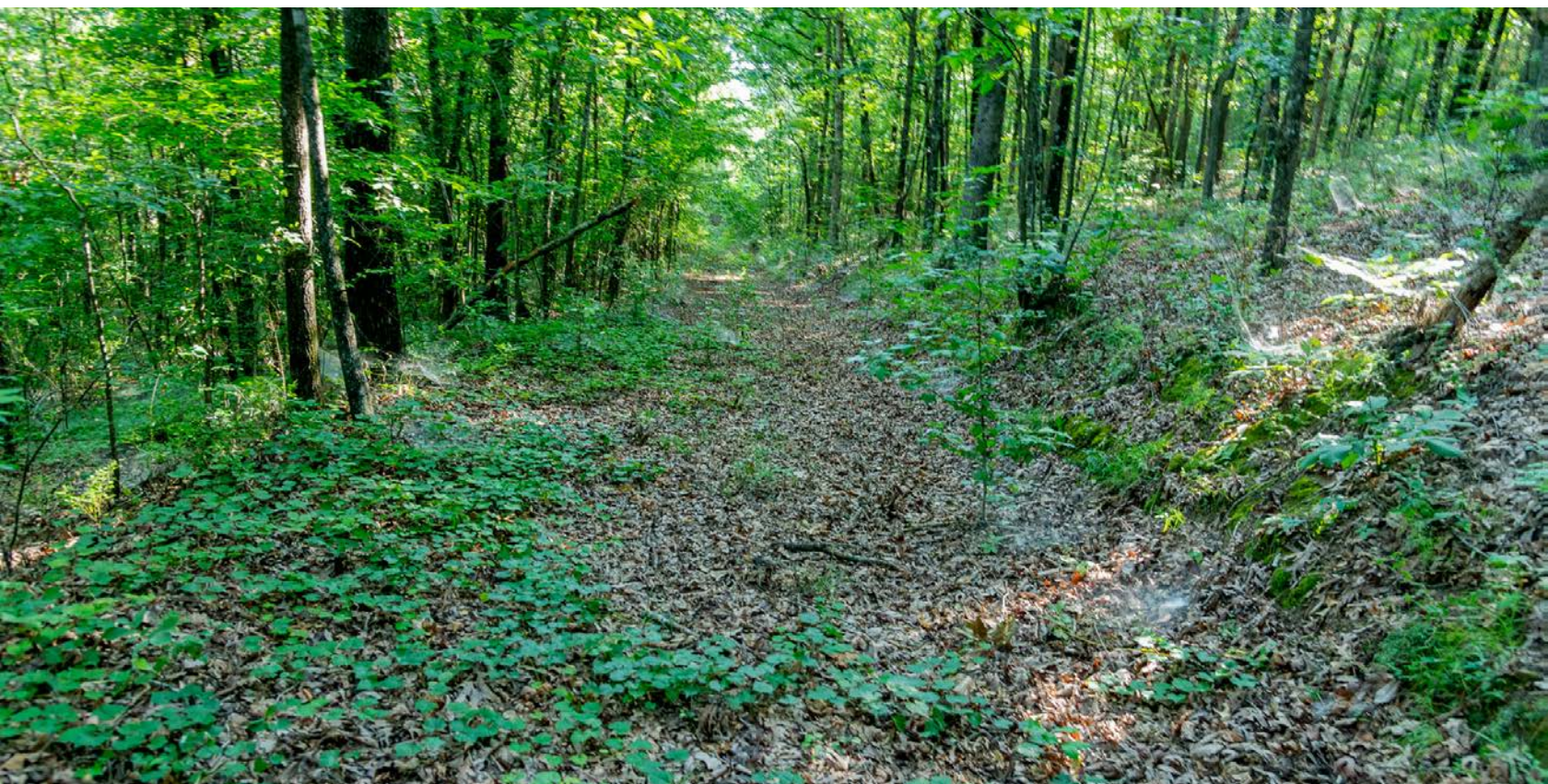
HIGHWAY 5 FRONTAGE



SHELL PIT



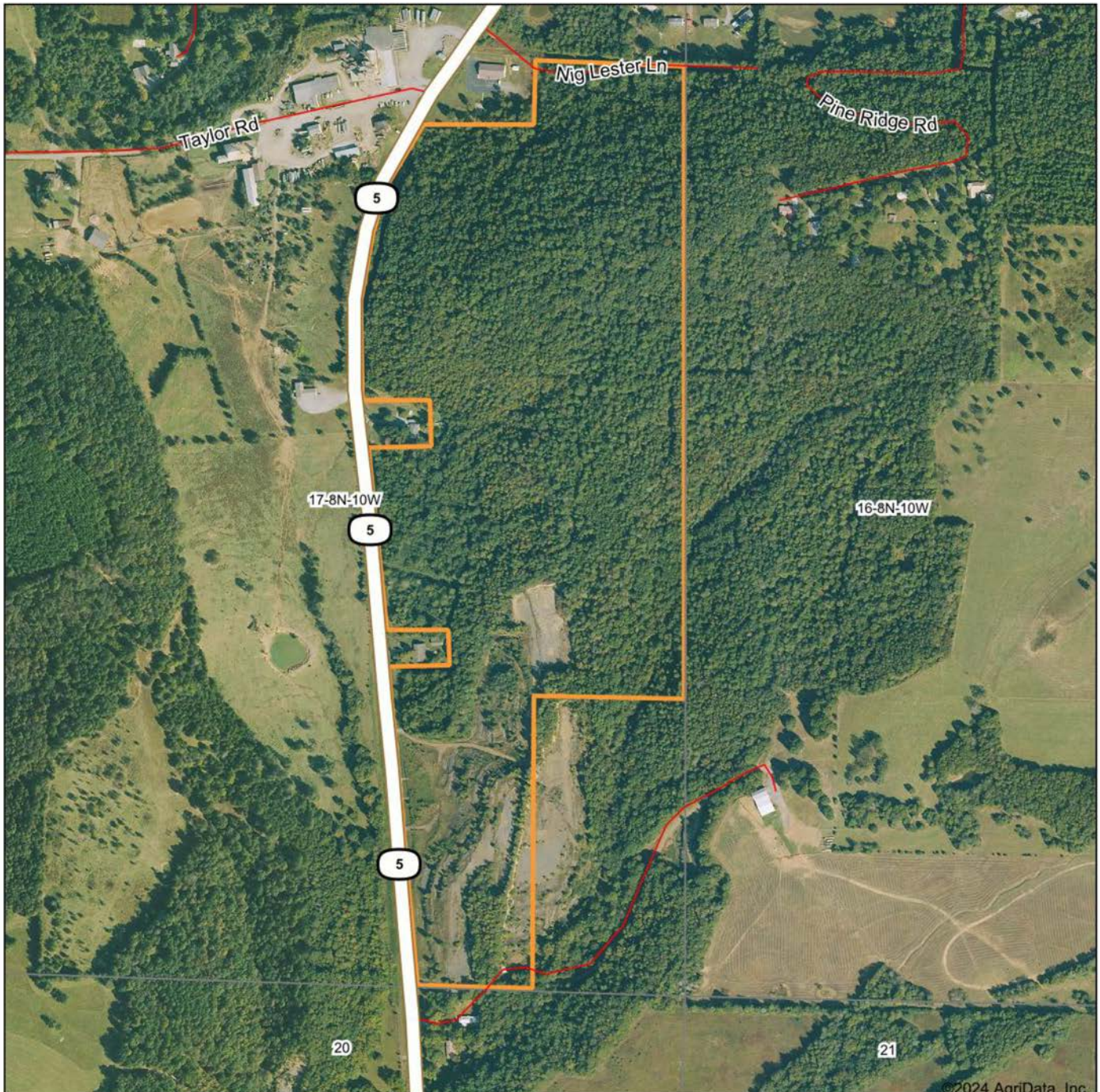
MIX BETWEEN PINE & HARDWOOD TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 35° 19' 23.28, -92° 5' 0.44

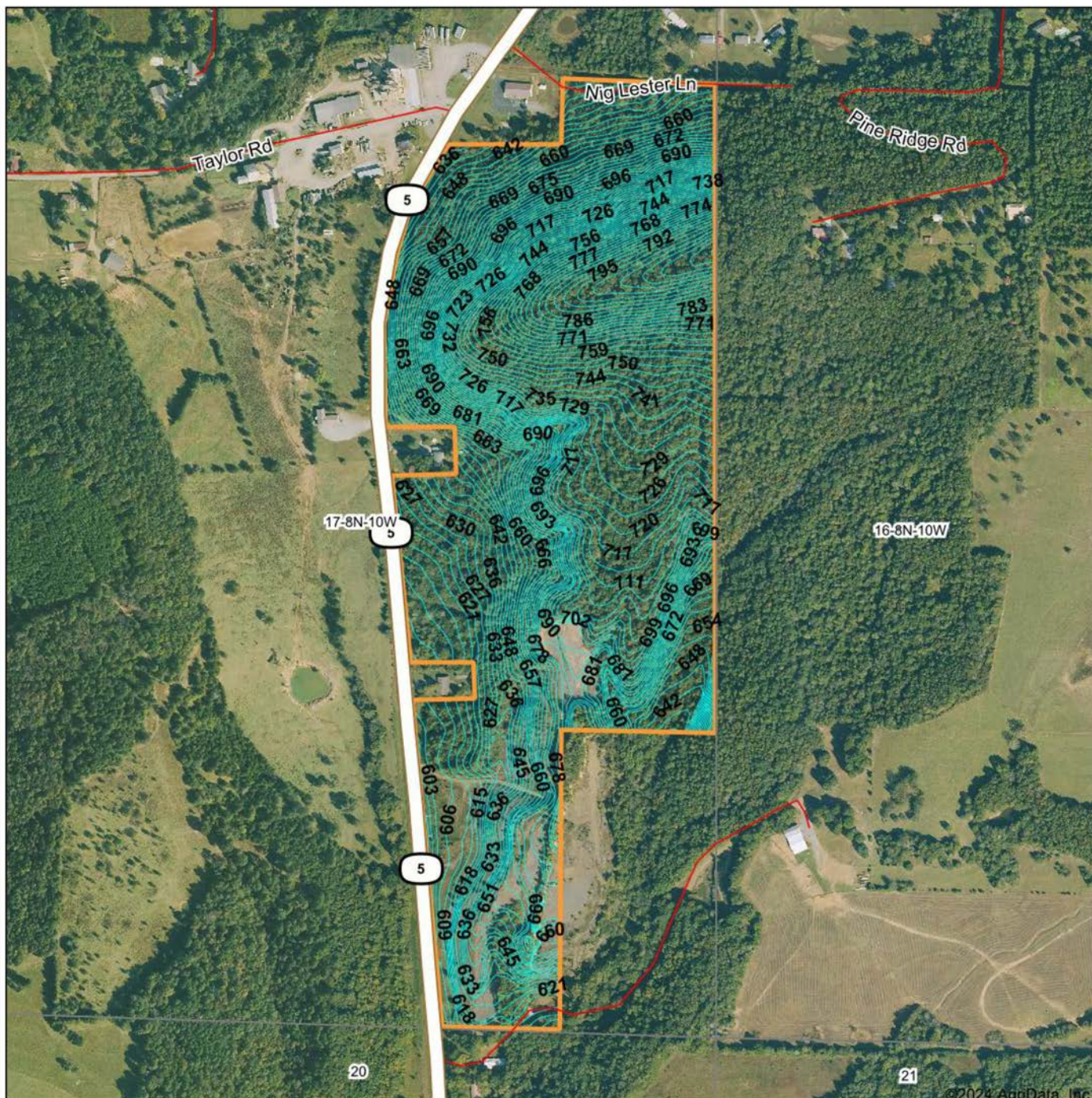
17-8N-10W
White County
Arkansas

0ft 651ft 1303ft



7/17/2024

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 593.6

Max: 817.3

Range: 223.7

Average: 685.8

Standard Deviation: 52.89 ft

0ft 637ft 1275ft

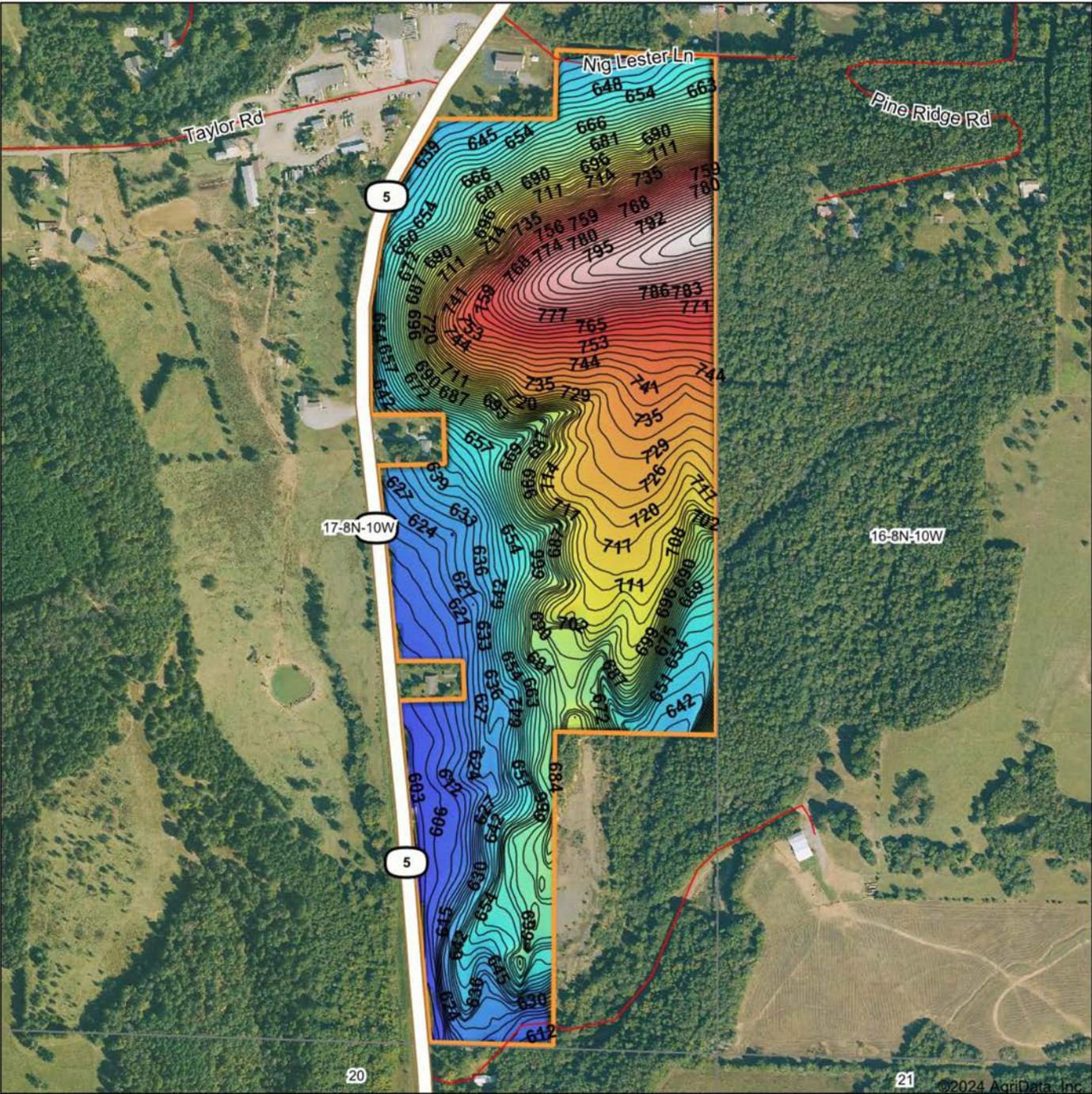


7/17/2024

17-8N-10W
White County
Arkansas

Boundary Center: 35° 19' 23.28, -92° 5' 0.44

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3

Min: 593.6

Max: 817.3

Range: 223.7

Average: 685.8

Standard Deviation: 52.89 ft

0ft 607ft 1214ft

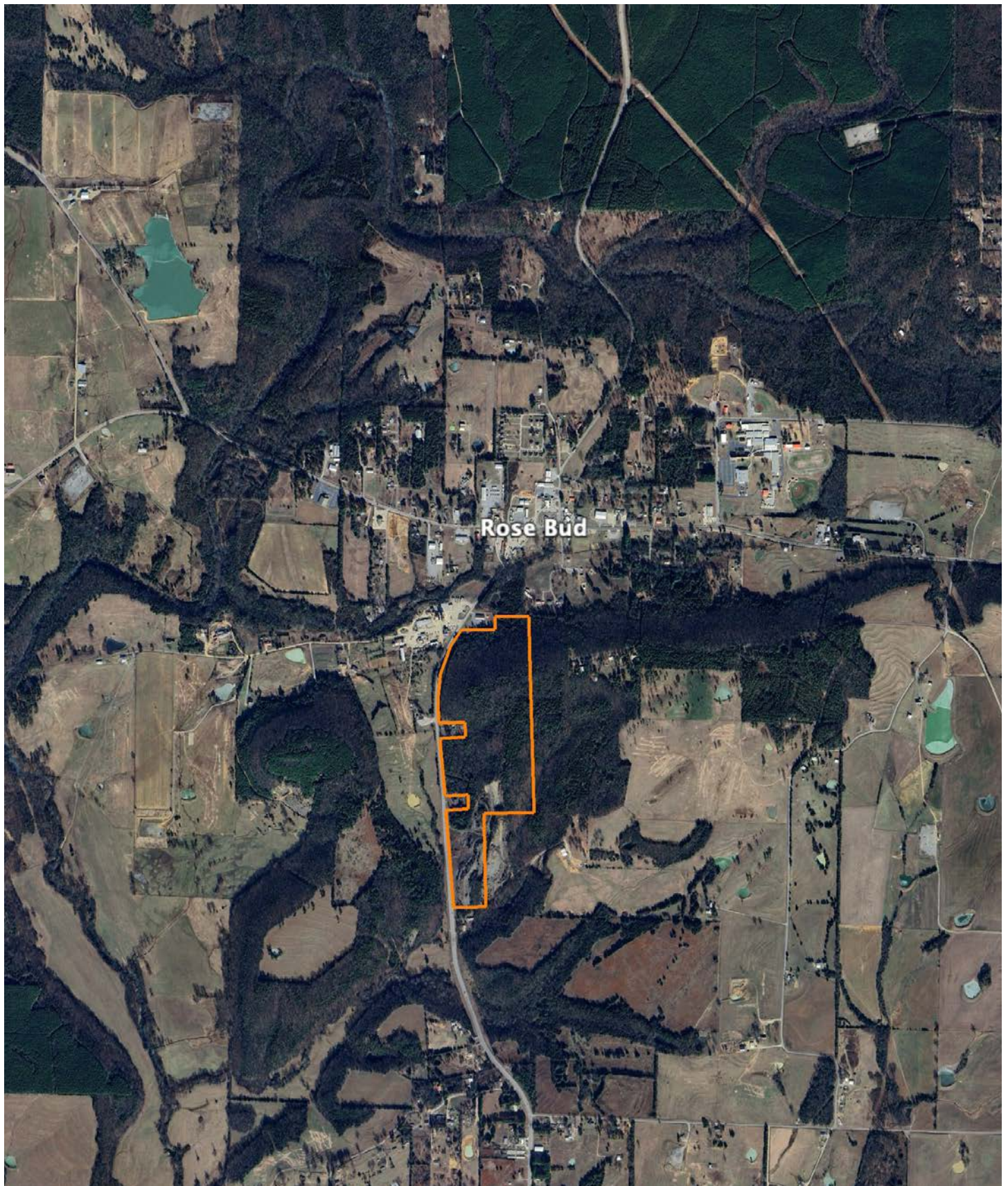


7/17/2024

17-8N-10W
White County
Arkansas

Boundary Center: 35° 19' 23.28, -92° 5' 0.44

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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