

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

GREENE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY DESIRABLE 10 ACRES JUST OUTSIDE PARAGOULD CITY LIMITS

Situated just outside the city limits, this incredible 10 acre tract offers an ideal setting for your dream build. Boasting Highway 358 frontage, the property is easily accessible while maintaining a private atmosphere. The entire parcel is wooded with mature timber, providing a beautiful environment. Essential utilities such as rural water, electric, and fiber internet are readily available, ensuring modern conveniences in a rustic setting. Located within the esteemed Greene County Tech School District, this property is perfect for families looking to build a home in a top-tier educational area.

Additionally, this prime piece of land is less than a mile from Highway 351, making it a convenient location for commuting and accessing nearby amenities. Outdoor enthusiasts will appreciate the excellent deer hunting opportunities the property offers, with abundant wildlife and natural habitats. Whether you're envisioning a secluded family retreat or a personal sanctuary surrounded by nature, this 10 acre wooded parcel provides the perfect canvas for realizing your dream home.



PROPERTY FEATURES

PRICE: **\$115,000** | COUNTY: **GREENE** | STATE: **ARKANSAS** | ACRES: **10**

- Paragould, AR
- Just outside the city limits
- 10 acres
- Highway 358 frontage
- Incredible tract for your dream build
- All wooded
- Mature timber
- Rural water
- Electric and fiber internet are available
- Greene County Tech School District
- Less than a mile from Highway 351
- Great deer hunting



HIGHWAY 358 FRONTAGE

Boasting Highway 358 frontage, the property is easily accessible while maintaining a private atmosphere. Additionally, this prime piece of land is less than a mile from Highway 351, making it a convenient location for commuting and accessing nearby amenities.



GREAT DEER HUNTING

Outdoor enthusiasts will appreciate the excellent deer hunting opportunities the property offers, with abundant wildlife and natural habitats. Whether you're envisioning a secluded family retreat or a personal sanctuary surrounded by nature, this 10 acre wooded parcel provides the perfect canvas for realizing your dream home.



ELECTRIC AND FIBER INTERNET AVAILABLE



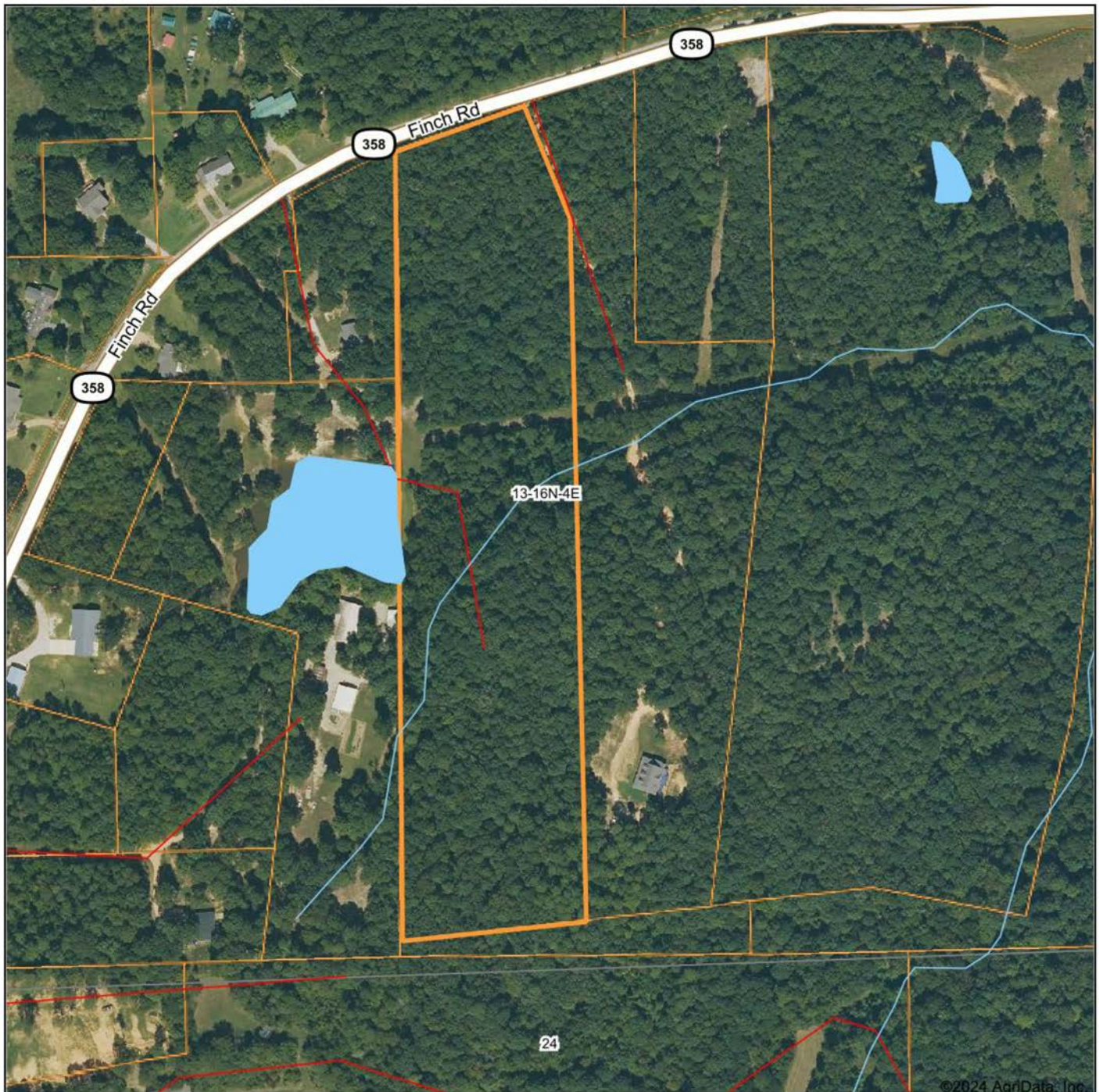
MATURE TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 0' 42.76, -90° 36' 22.12

0ft 290ft 580ft



Maps Provided By:



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13-16N-4E
Greene County
Arkansas



7/31/2024

TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 2.0
Min: 432.4
Max: 490.3
Range: 57.9
Average: 459.1
Standard Deviation: 15.85 ft

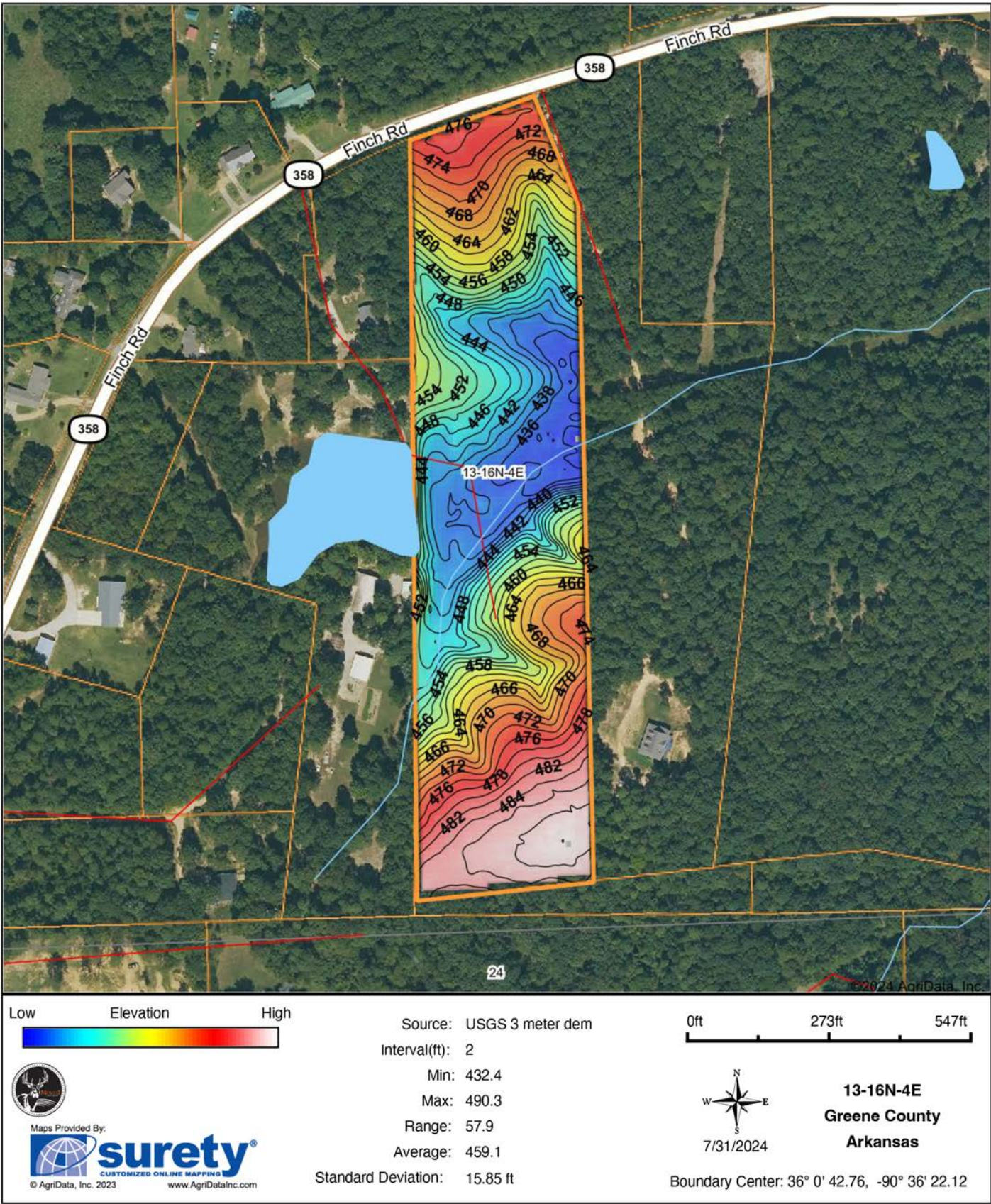
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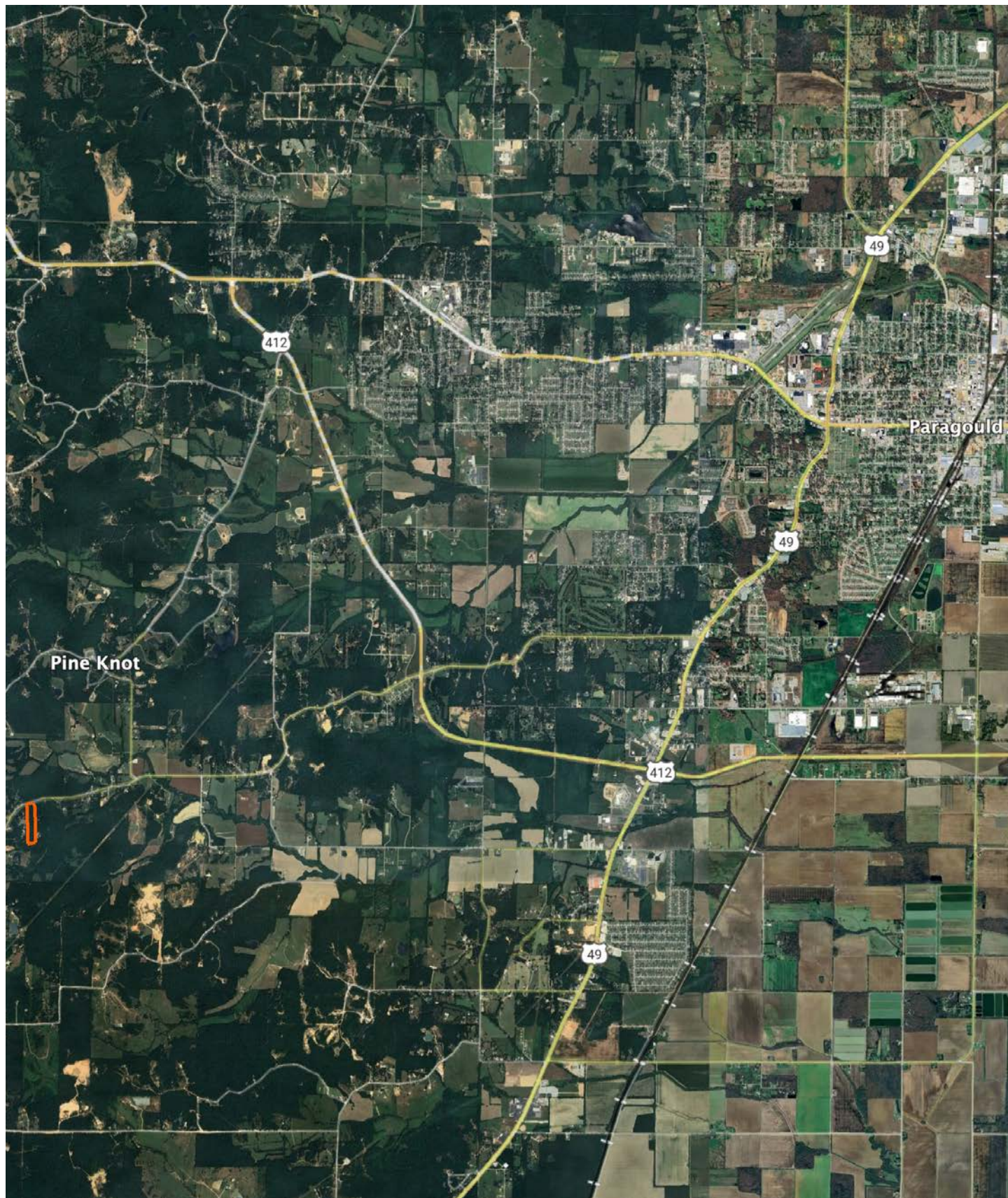
13-16N-4E
Greene County
Arkansas

Boundary Center: 36° 0' 42.76, -90° 36' 22.12

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,
LAND AGENT

870.637.0261

THoke@MidwestLandGroup.com



MidwestLandGroup.com

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