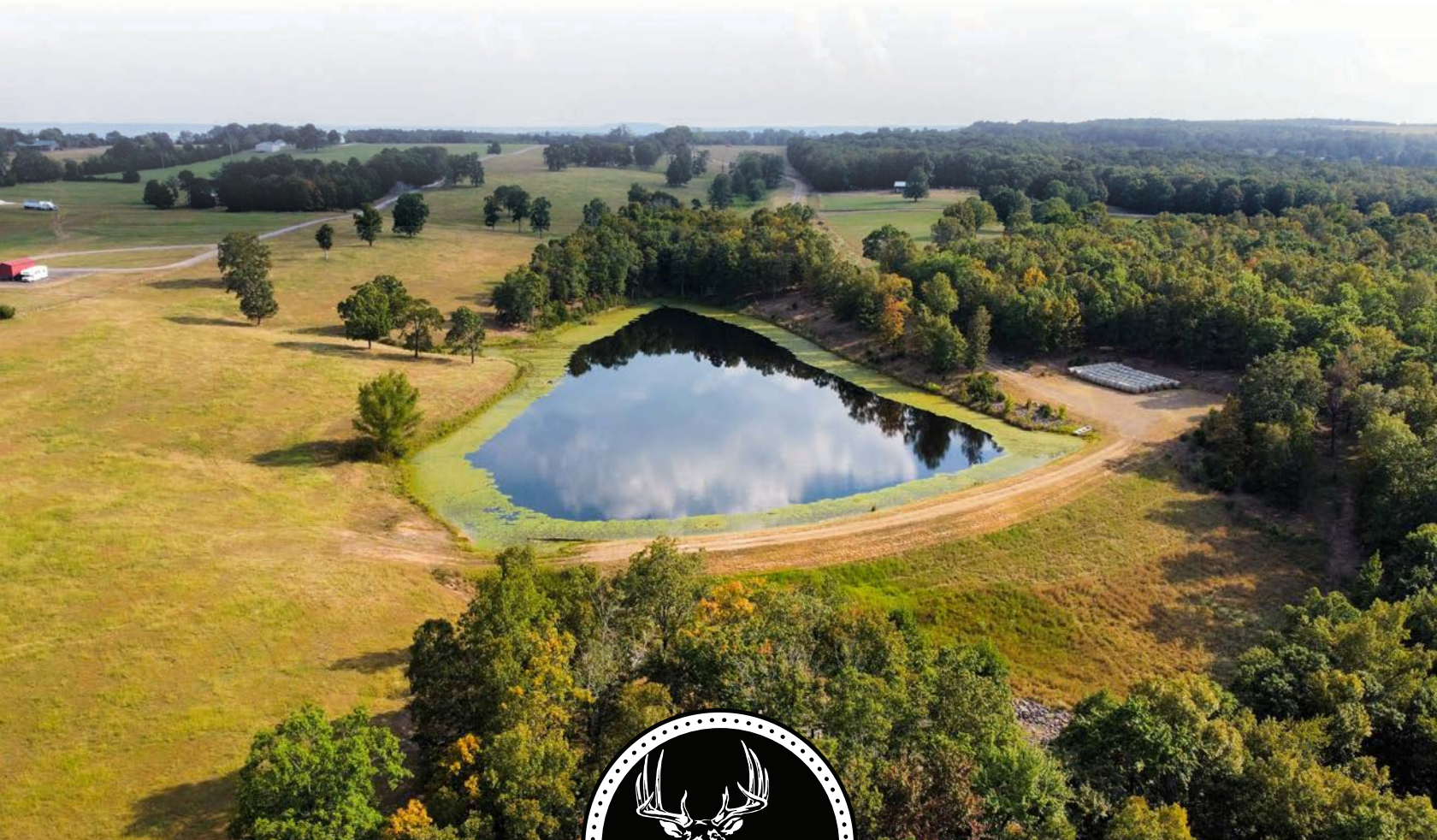


MIDWEST LAND GROUP PRESENTS

140 ACRES IN

CLEBURNE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXTREMELY WELL MANAGED PROPERTY MINUTES FROM GREERS FERRY LAKE

This exceptional 140-acre property in Quitman, Cleburne County, Arkansas, offers a unique blend of timber and pasture, making it ideal for both agricultural and recreational use. The land is well-managed, featuring a highly productive hay ground that ensures excellent yield, while the perimeter fence and cross-fencing add versatility for livestock management. A well-maintained hay barn and paved road access enhance its practicality, making it easy to access and utilize the land's resources. Additionally, utilities such as electric, fiber, and rural water are readily available, providing modern conveniences

for any future development.

The property boasts a beautiful 3-acre pond stocked with crappie, offering fantastic opportunities for fishing. It is also loaded with deer and turkey, making it a prime location for hunting enthusiasts. The mix of timber and open pasture provides a perfect balance for both wildlife and agricultural use, adding to the land's versatility. Whether you're looking for a productive farm, a recreational retreat, or a long-term investment, this property has it all.



PROPERTY FEATURES

PRICE: **\$595,000** | COUNTY: **CLEBURNE** | STATE: **ARKANSAS** | ACRES: **140**

- Cleburne County, AR
- Located north of Quitman, AR
- 140 +/- acres
- Timber
- Pasture
- 3-acre pond loaded with crappie
- Hay barn
- Paved road access
- Perimeter fence with cross-fencing
- Extremely well managed
- Highly productive hay ground
- Loaded with deer and turkey
- Electric, fiber, and rural water available
- Minutes from Greers Ferry Lake



140 +/- ACRES



TIMBER + PASTURE



HAY BARN



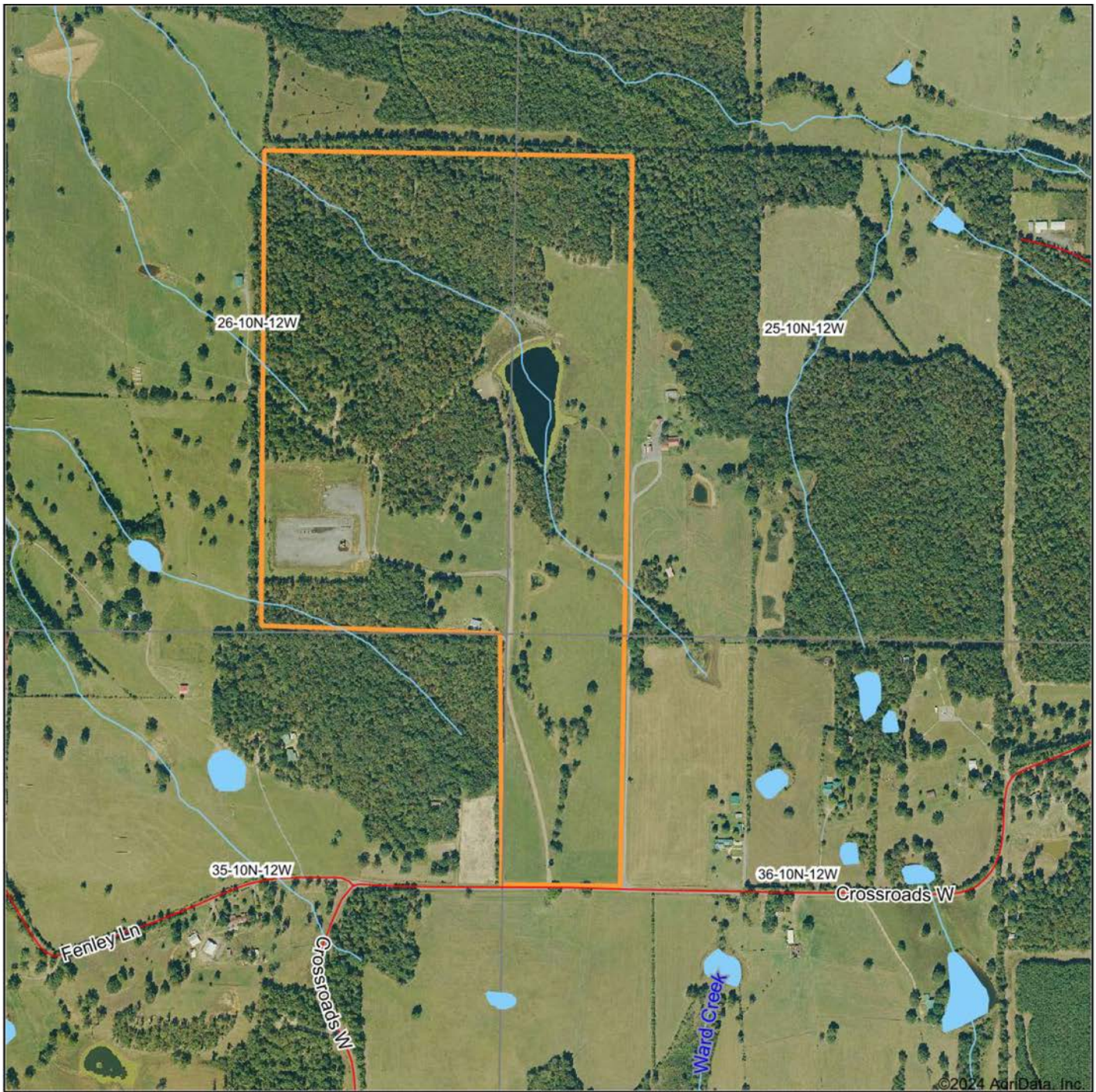
3-ACRE POND LOADED WITH CRAPPIE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 28' 1.11, -92° 13' 59.82

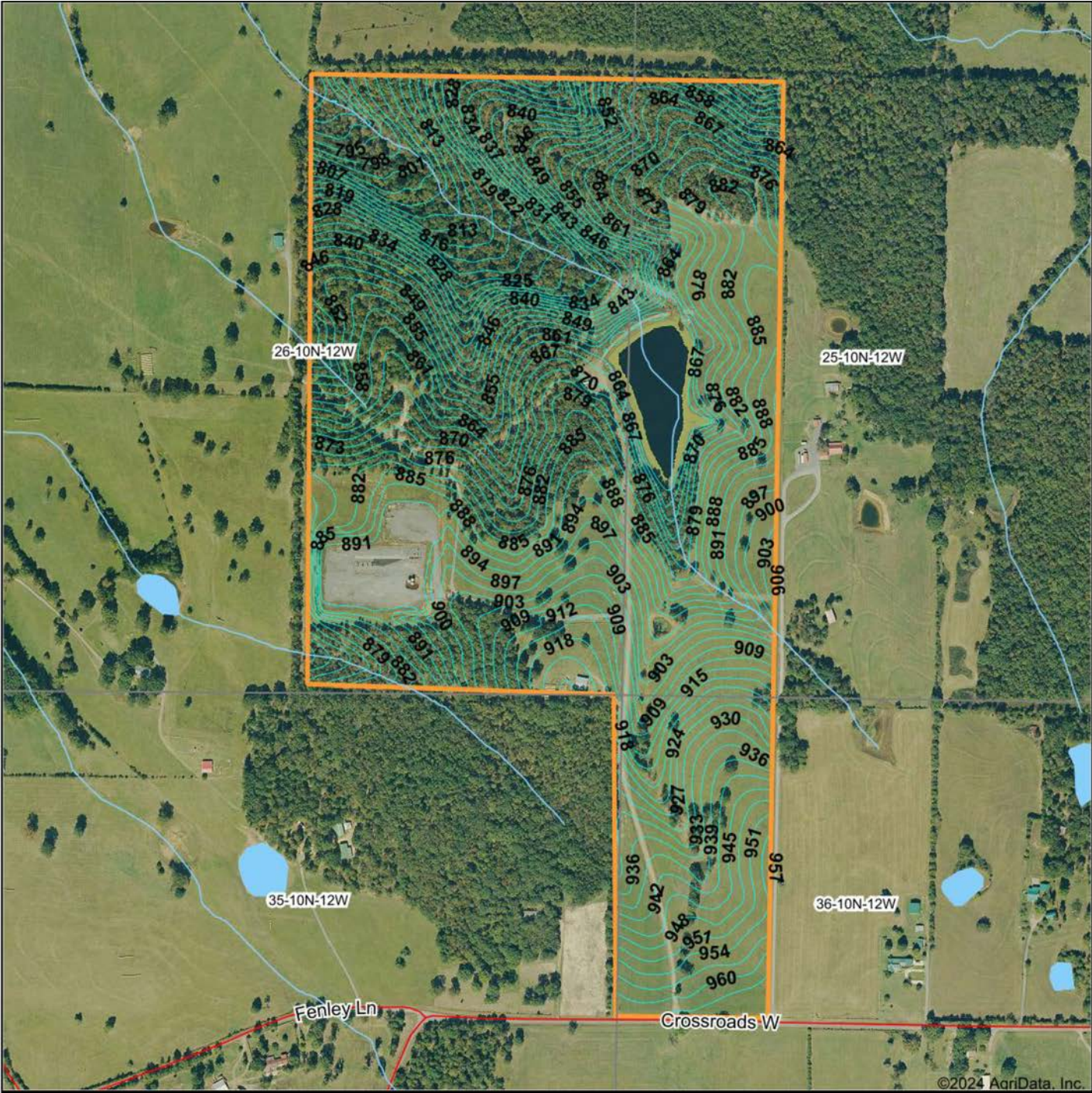
0ft 828ft 1657ft

26-10N-12W
Cleburne County
Arkansas



9/19/2024

TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023

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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 780.8

Max: 966.6

Range: 185.8

Average: 878.1

Standard Deviation: 37.99 ft

0ft 647ft 1294ft

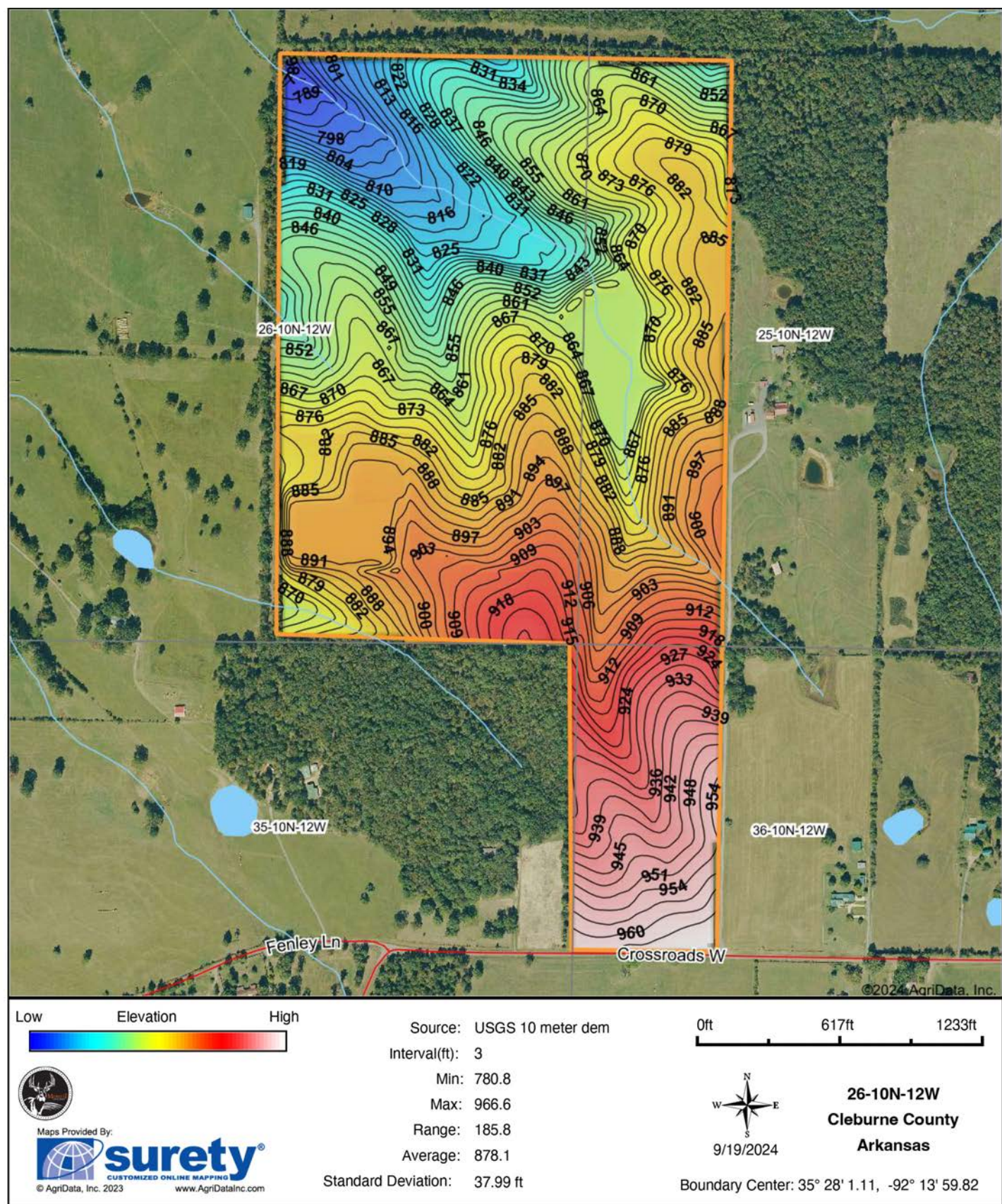


9/19/2024

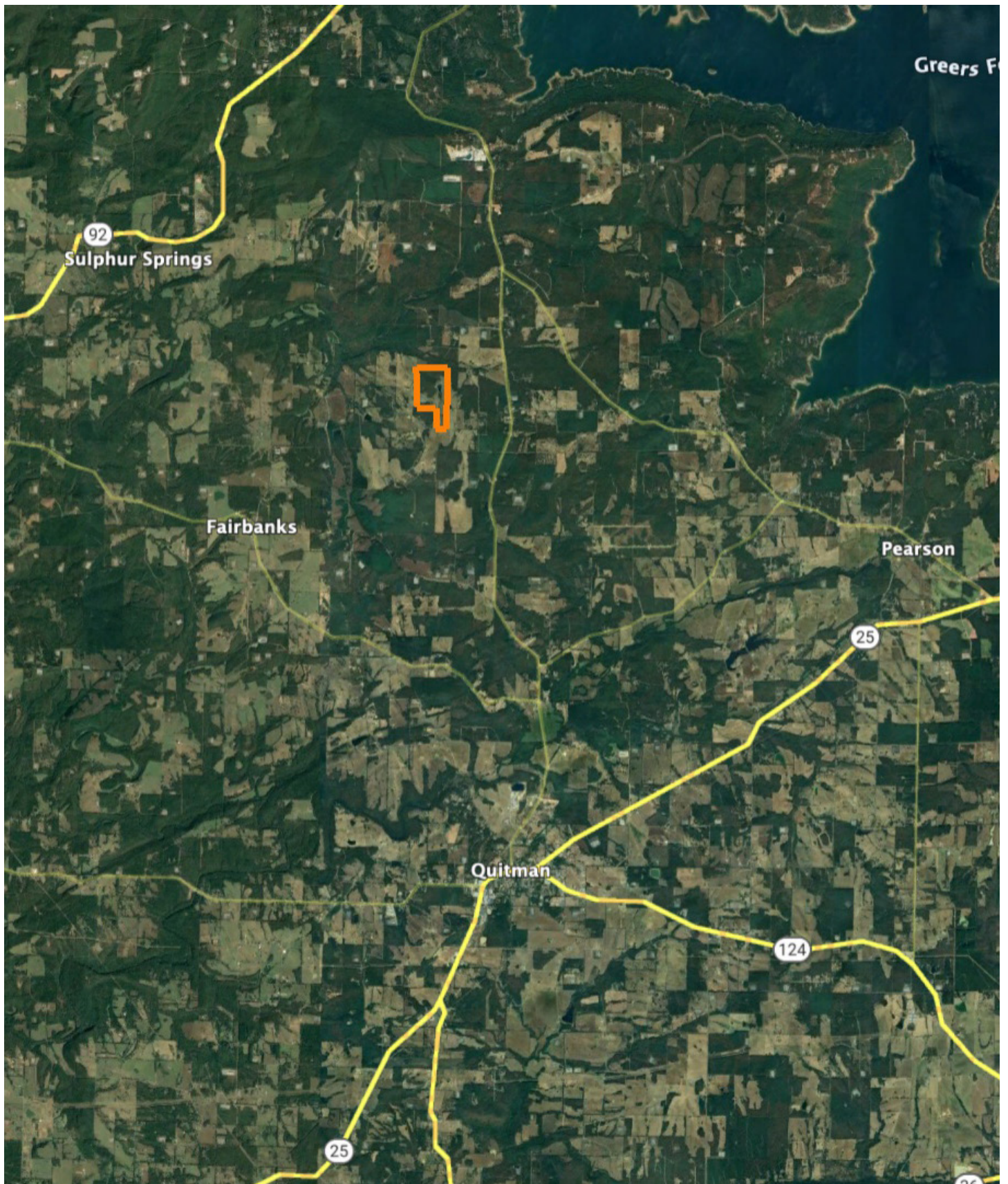
26-10N-12W
Cleburne County
Arkansas

Boundary Center: 35° 28' 1.11, -92° 13' 59.82

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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