

MIDWEST LAND GROUP PRESENTS

91 ACRES IN

GREENE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME 91 +/- ACRE GREENE COUNTY ESTATE

This stunning 91 +/- acre property in Greene County, Arkansas, offers an incredible mix of natural beauty and practical amenities. With over half a mile of Poplar Creek (Sand Creek) running through the property, as well as multiple ponds, the land provides abundant water sources and a serene atmosphere. The property boasts more than half a mile of frontage on Highway 141 and an additional 1/3 mile along County Road 313, ensuring easy access and excellent visibility. Its proximity to both Paragould (10 miles) and Jonesboro (13 miles) makes it a highly desirable location for both personal and investment purposes.

Currently, the property is utilized for agriculture, with a corn and soybean rotation on the crop ground, making it a productive investment for farming. A 48'x46' horse

barn adds value for equestrian enthusiasts or those looking to expand into other types of livestock. The diverse layout of timber, open fields, and water features makes this land versatile for various uses, whether it be agricultural, recreational, or residential development.

In addition to its agricultural appeal, the property offers multiple beautiful build sites, perfect for constructing a dream home or several homes. With rural water, fiber, and electric already available, it's ready for development. The combination of natural resources, excellent infrastructure, and investment potential makes this property a rare find in Greene County, ideal for those seeking a mix of farm and future residential opportunities.



PROPERTY FEATURES

PRICE: **\$681,500** | COUNTY: **GREENE** | STATE: **ARKANSAS** | ACRES: **91**

- Greene County
- 91 +/- acres
- Half a mile of Poplar Creek (Sand Creek)
- Over half a mile of Highway 141 frontage
- 1/3 of a mile of County Road 313 frontage
- 48'x46' horse barn
- Multiple ponds
- Corn and soybean rotation on the crop ground
- 10 miles from Paragould
- 13 miles from Jonesboro
- Multiple beautiful build sites
- Great investment opportunity
- Rural water, fiber, and electric are available



CROP GROUND

Currently, the property is utilized for agriculture, with a corn and soybean rotation on the crop ground, making it a productive investment for farming.



MULTIPLE PONDS

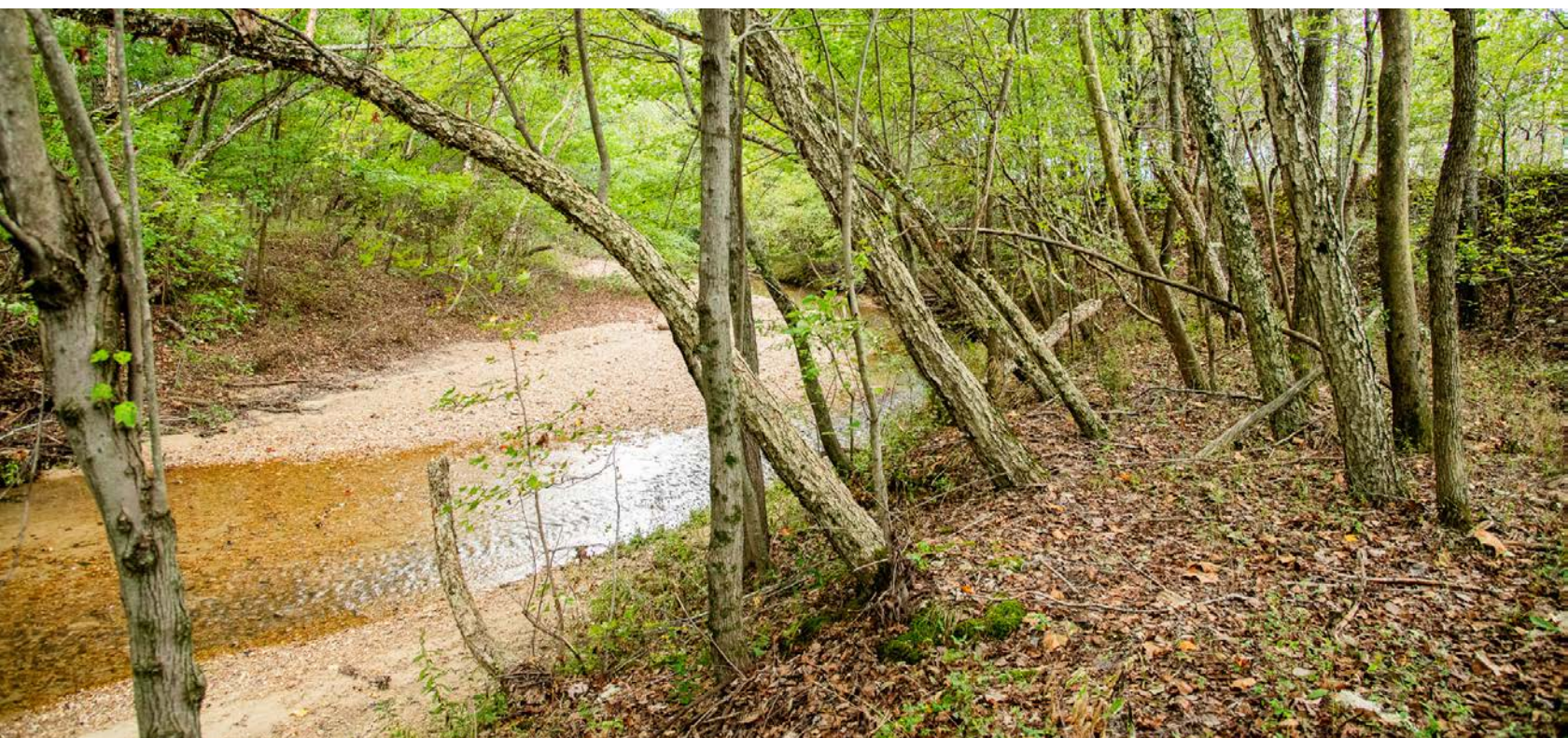


48'X46' HORSE BARN



POPLAR CREEK

With over half a mile of Poplar Creek (Sand Creek) running through the property, as well as multiple ponds, the land provides abundant water sources and a serene atmosphere.



POTENTIAL BUILD SITE

In addition to its agricultural appeal, the property offers multiple beautiful build sites, perfect for constructing a dream home or several homes. With rural water, fiber, and electric already available, it's ready for development.



AERIAL MAP



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Boundary Center: 36° 0' 50.86, -90° 41' 58.59



Maps Provided By:



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18-16N-4E
Greene County
Arkansas



10/7/2024

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 294.6

Max: 352.7

Range: 58.1

Average: 324.7

Standard Deviation: 9.71 ft

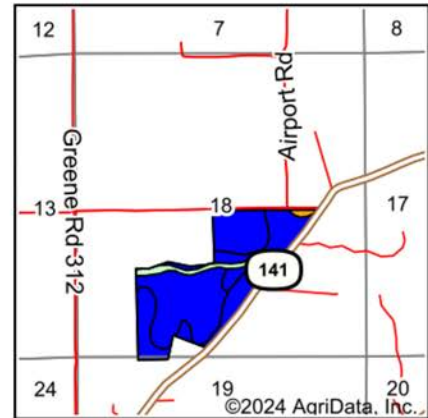
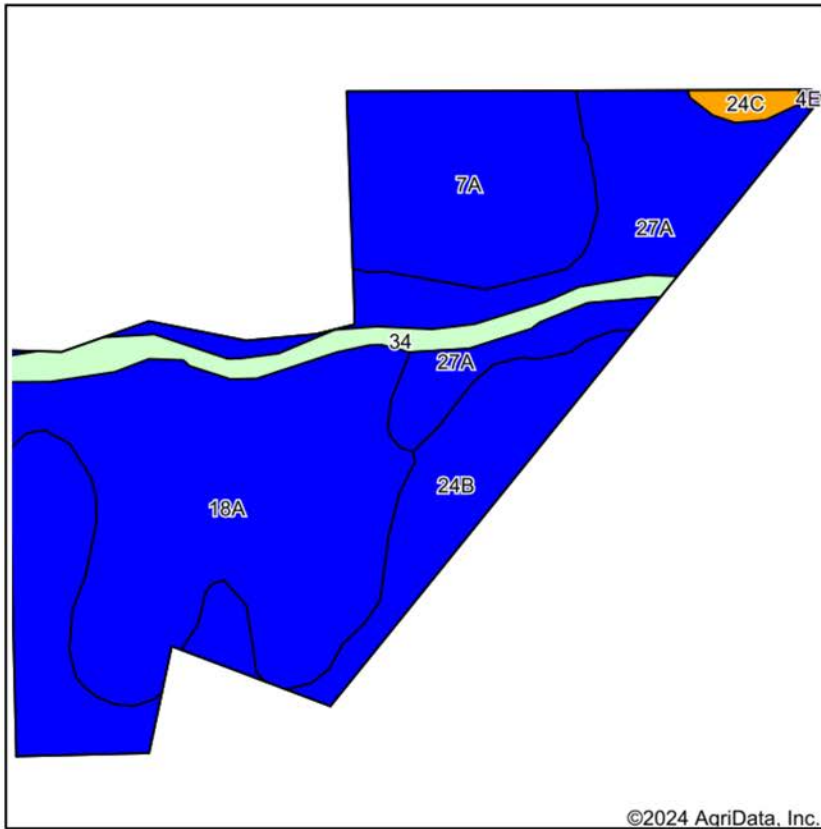


10/7/2024

18-16N-4E
Greene County
Arkansas

Boundary Center: 36° 0' 50.86, -90° 41' 58.59

SOILS MAP



State: **Arkansas**
 County: **Greene**
 Location: **18-16N-4E**
 Township: **Salem**
 Acres: **95.58**
 Date: **10/7/2024**



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Area Symbol: AR055, Soil Area Version: 24

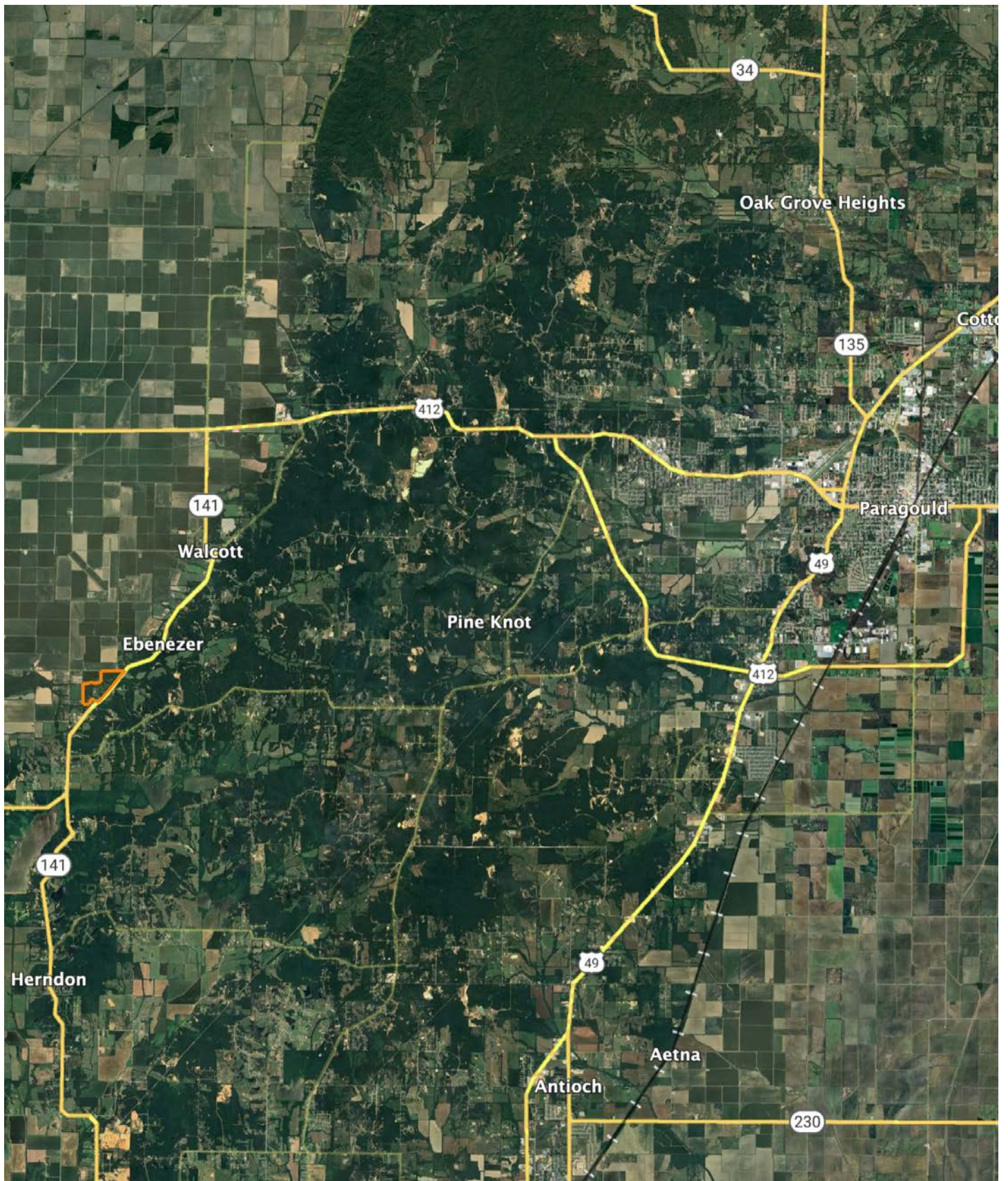
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton	
18A	Hillemann silt loam, 0 to 1 percent slopes	34.05	35.6%		llw	58	51	51	49	
24B	Loring silt loam, 1 to 3 percent slopes, west	20.80	21.8%		lle	65	65	41	61	
27A	Oaklimeter silt loam, 0 to 1 percent slopes, occasionally flooded	18.40	19.3%		llw	82	70	58	82	
7A	Calloway silt loam, 0 to 1 percent slopes	15.84	16.6%		llw	60	58	44	54	
34	Water	5.40	5.6%							
24C	Loring silt loam, 3 to 8 percent slopes, west	0.97	1.0%		llle	68	64	46	68	
4E	Brandon-Saffell complex, 15 to 35 percent slopes	0.12	0.1%		Vlle	16	14	6	15	
Weighted Average						*-	*n 61.2	*n 56.1	*n 46	*n 56.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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

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