

MIDWEST LAND GROUP PRESENTS

19 ACRES IN

GREENE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

19 +/- STUNNING ACRES ON SAND CREEK WITH HIGHWAY FRONTAGE

Located just 12 miles north of downtown Jonesboro and 10 miles west of Paragould, this 19 +/- acre property offers a prime rural location with easy access to local amenities. Featuring approximately 1/4 mile of Highway 141 frontage and 1/4 mile of scenic Sand Creek frontage, this property combines convenience and natural beauty. With Highway 141 frontage, you'll enjoy excellent accessibility while maintaining a peaceful, secluded feel. Plus, it's just four miles from Highway 412 and one mile to Highway 358, making travel to nearby towns a breeze.

The property comes with all the essentials needed to build your dream home or start a hobby farm. Rural water access, power onsite, and fiber optic internet are already

in place, ensuring a smooth development process. The land is nearly 3/4 fenced, ideal for horses or other livestock, and offers numerous build-site options to fit your needs. A gated entry ensures privacy and security, while the flat, usable terrain provides ample space for a variety of activities.

Whether you're looking for a place to raise livestock, hunt out your back door, or simply enjoy the peace and quiet of country life, this property has it all. With its natural beauty, ample space, and convenient location, it offers an incredible opportunity for anyone seeking a rural retreat with modern amenities. Don't miss out—schedule a showing today!



PROPERTY FEATURES

PRICE: **\$237,500** | COUNTY: **GREENE** | STATE: **ARKANSAS** | ACRES: **19**

- 19 +/- acres
- Approximately 1/4 mile of Highway 141 frontage
- Approximately 1/4 miles of Sand Creek frontage
- Access to rural water
- Power onsite
- Fiber optic
- Incredible build site options
- Gated entry
- 3/4 property is fenced
- 12 miles north of downtown Jonesboro
- 10 miles west of Paragould
- 4 miles from Highway 412
- Great property for horses or other livestock



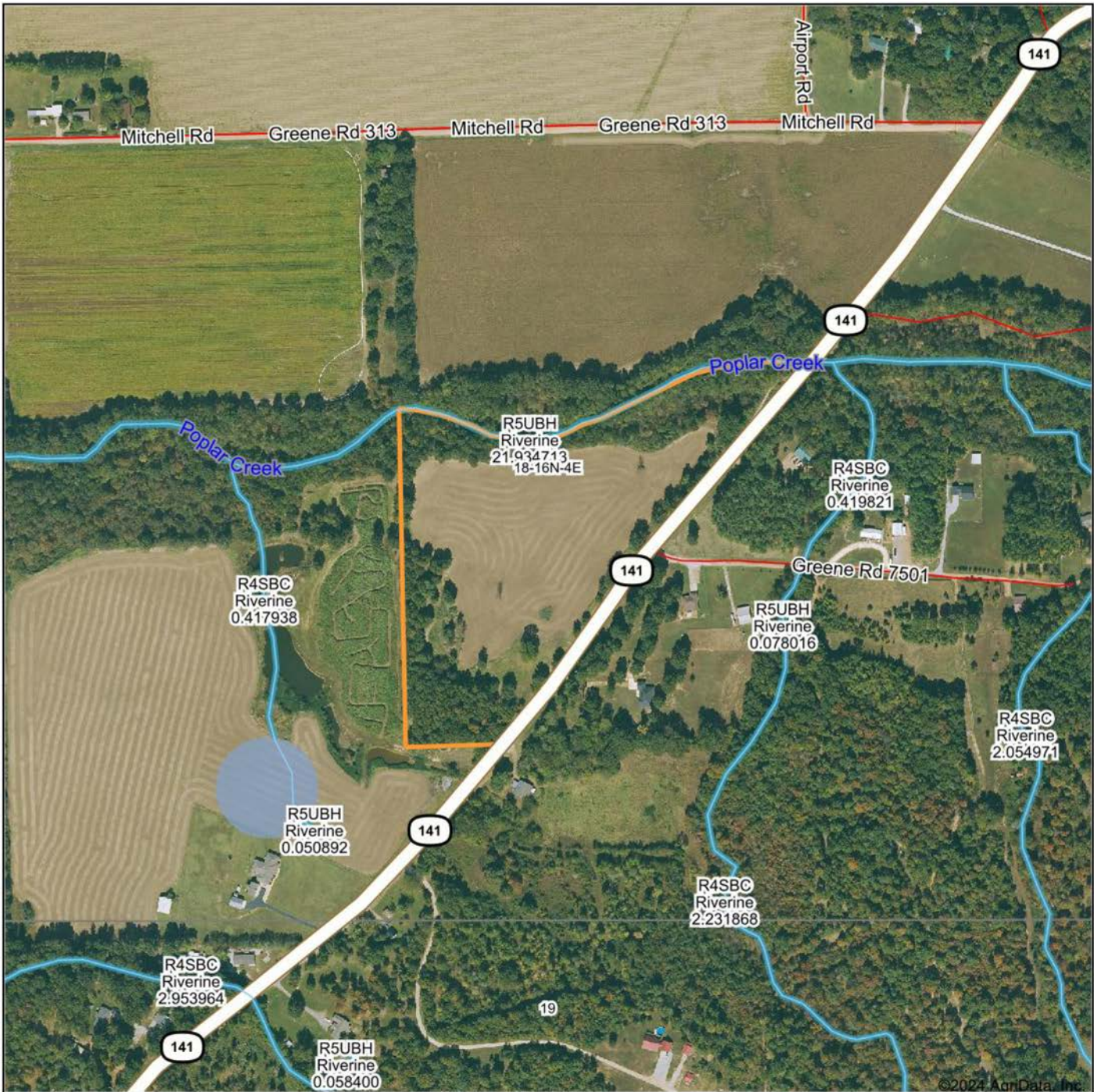
GATED ENTRY



BUILD SITE OPTIONS



AERIAL MAP



Boundary Center: 36° 0' 50, -90° 41' 54.18



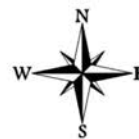
Maps Provided By:



© AgriData, Inc. 2023

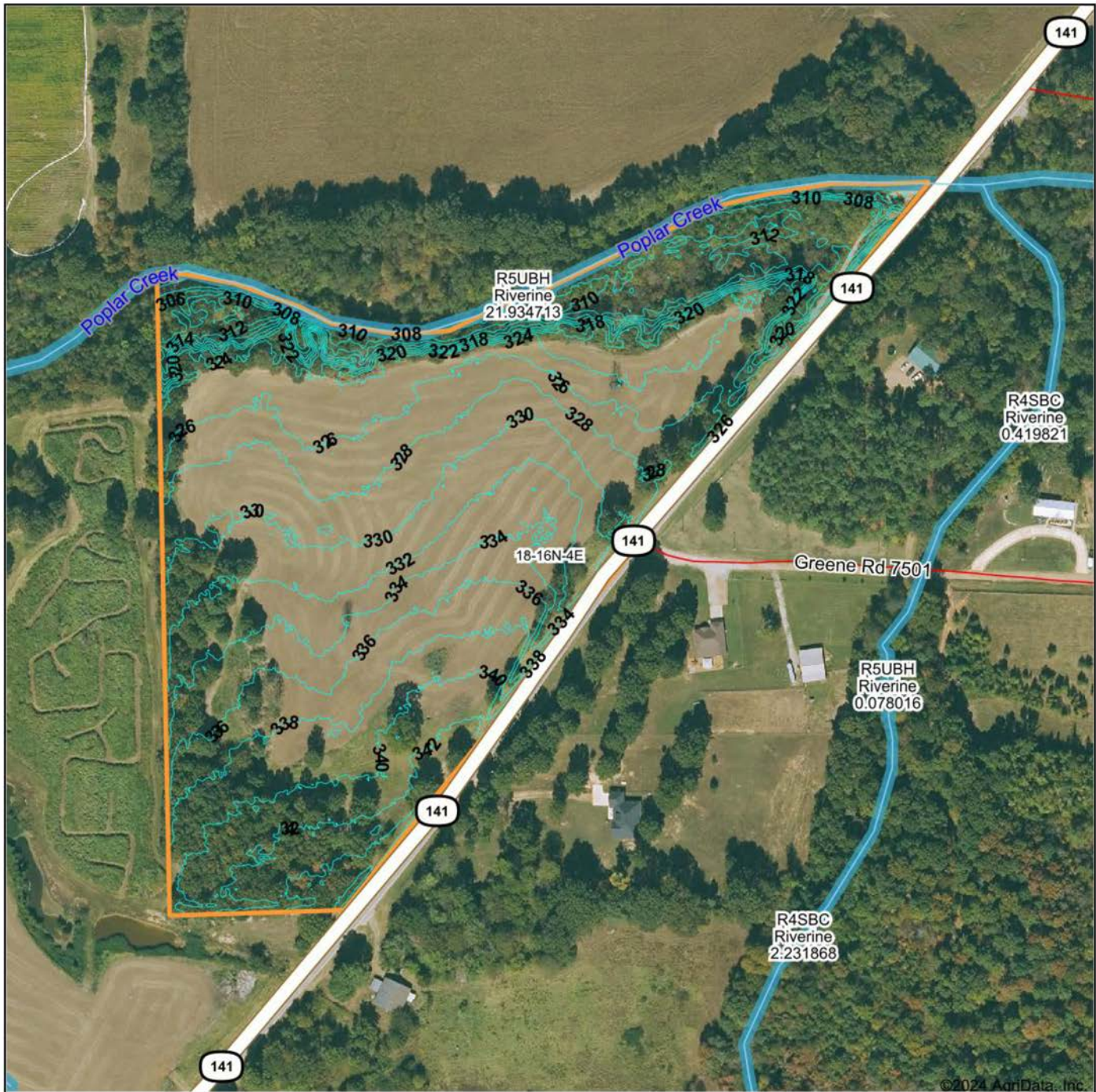
www.AgriDataInc.com

18-16N-4E
Greene County
Arkansas



12/13/2024

TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 300.5

Max: 347.3

Range: 46.8

Average: 328.9

Standard Deviation: 9.45 ft

0ft 267ft 535ft

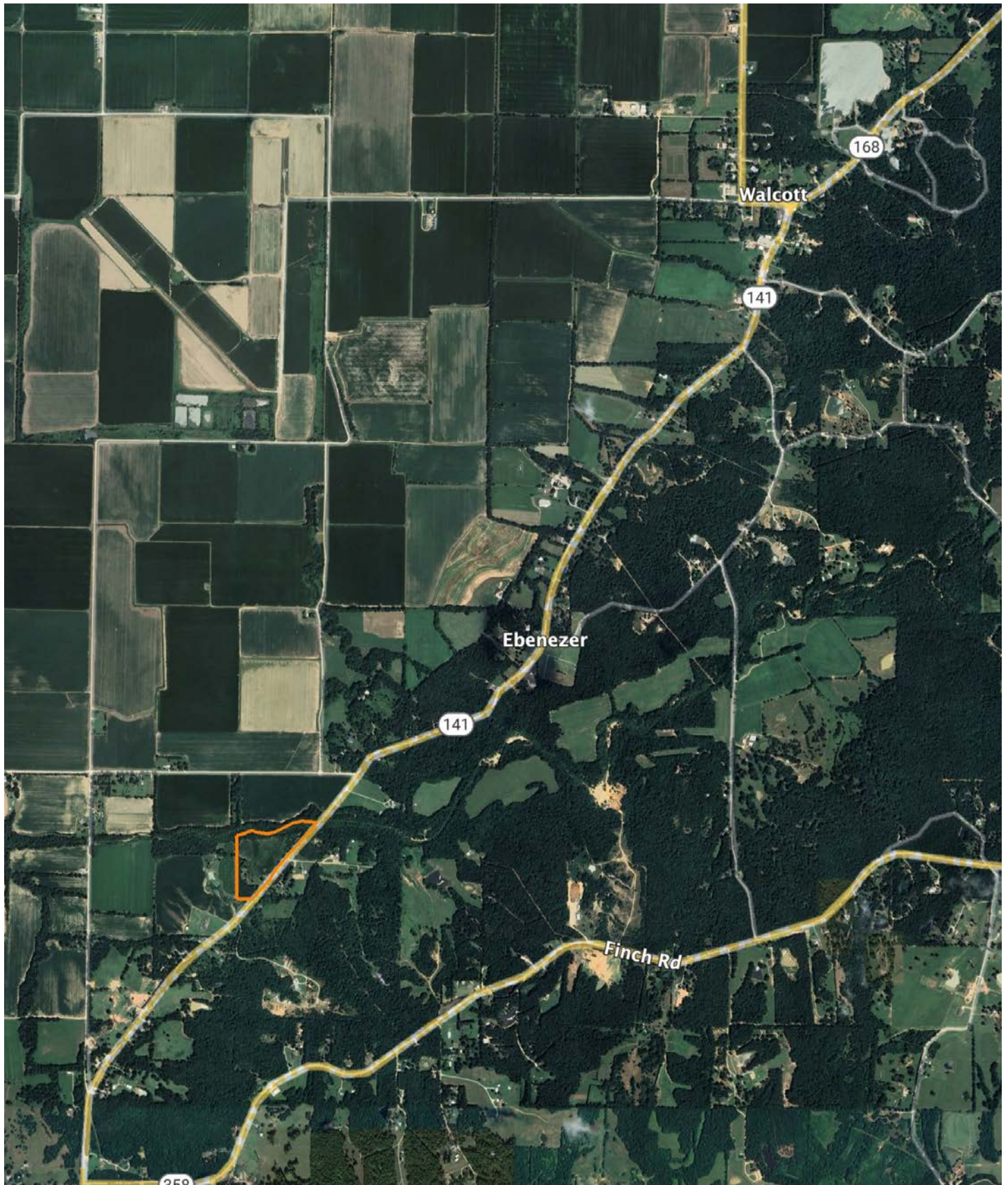


12/13/2024

18-16N-4E
Greene County
Arkansas

Boundary Center: 36° 0' 50, -90° 41' 54.18

OVERVIEW MAP



AGENT CONTACT

Actions speak louder than words. That's what Michael Rook believes to be the key factor to his success. Born in Jonesboro, Arkansas, he grew up hearing this phrase preached by his parents so much that it became ingrained in his life philosophy. Michael grew up in the Arkansas Delta surrounded by rice, bean, corn, and cotton farms—some of which he worked on in his youth. He attended Valley View High School and Arkansas State University before going to work in the natural gas distribution industry. After a travel-extensive career in natural gas, Michael longed to plant his roots back in the dirt he grew up on, and find a career that capitalized on his passion for the outdoors.

At Midwest Land Group, he's able to combine that passion with his extensive local market knowledge to see others achieve their goals of land ownership. Michael pours himself into every transaction as if it were his own. Getting a new client is easy, but he knows that it takes honesty and integrity to keep a client, and you can rest assured in that. He doesn't tell clients he'll give them 100%; he proves it. When Michael's not working, you can find him hunting all kinds of game, fishing, golfing or skiing. He resides in Jonesboro, Arkansas, with his wife, Anna, and daughter, Kingston.



MICHAEL ROOK, LAND AGENT
870.501.7095
MRook@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.