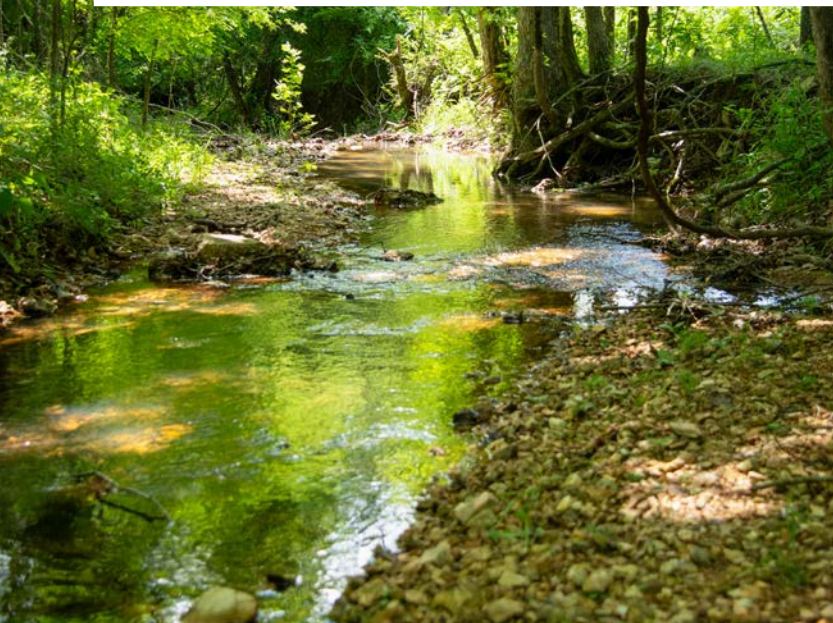


MIDWEST LAND GROUP PRESENTS



193 ACRES
RANDOLPH COUNTY, AR

1361 Baker Den Road, Warm Springs, Arkansas, 72478



MIDWEST LAND GROUP IS HONORED TO PRESENT

WELL-ROUNDED 193 +/- ACRE RANDOLPH COUNTY TRACT ON THE ARKANSAS/MISSOURI LINE

Welcome to the Randolph Cattle Farm/Hunting Retreat, a sprawling 193 +/- acre haven situated amidst the tranquil beauty of Warm Springs, Arkansas, gracing the border between Arkansas and Missouri in Randolph County. This picturesque property offers an exquisite blend of pastoral charm and wilderness allure, featuring 90 +/- acres of lush pastureland and 103 +/- acres of pristine timber, providing an ideal setting for both agricultural endeavors and recreational pursuits.

Nestled within the property are multiple ponds and a wet weather creek, creating a serene environment that supports a diverse array of wildlife. With a rich history of deer and a flourishing turkey population, this retreat is a paradise for hunting enthusiasts and nature lovers alike. The northern boundary line of the property adjoins Missouri's Fourche Creek Conservation Area, enhancing the natural splendor and recreational opportunities.

Meticulously designed for efficiency and convenience, the Randolph Cattle Farm/Hunting Retreat boasts essential infrastructure such as a perimeter fence with cross-fencing in the pastures, a fully-equipped cattle corral with a convenient squeeze chute, and multiple feed troughs. Modern amenities including camper water and electric hookups, fiber internet access, and a 2 year old well with water plumbed to the cattle corral ensure comfort and connectivity. Accessed via a 1.5-mile gravel road, the property offers a perfect balance of seclusion and accessibility, located just 17 miles from Pocahontas, Arkansas, and 21 miles from Doniphan, Missouri. Whether you seek a productive cattle farm, a premier hunting destination, or a serene retreat amidst nature's embrace, the Randolph Cattle Farm/Hunting Retreat presents a rare opportunity to live the rural lifestyle of your dreams.



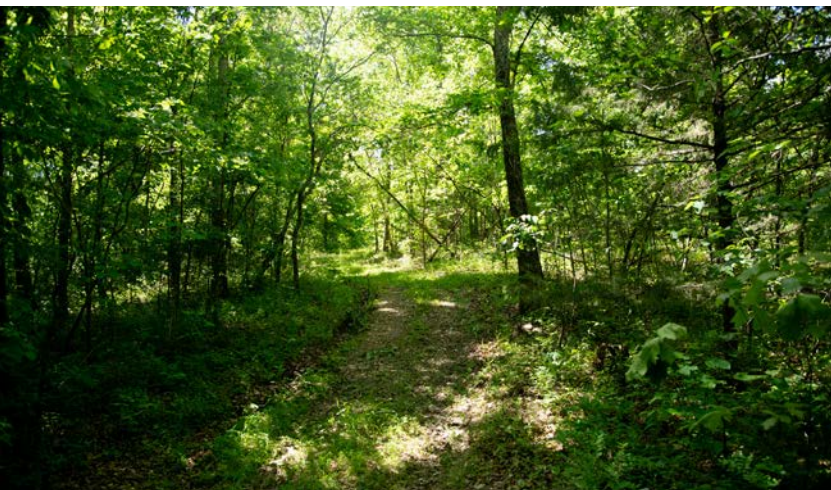
PROPERTY FEATURES

PRICE: **\$530,750** | COUNTY: **RANDOLPH** | STATE: **ARKANSAS** | ACRES: **193**

- On the Arkansas/Missouri line
- 90 +/- acres of pasture
- 103 +/- timber
- Multiple ponds
- Extensive trail system
- Great deer history
- Good turkey population
- Wet weather creek
- Borders Missouri's Fourche Creek Conservation Area on northern boundary line
- Perimeter fence with cross-fencing in the pastures
- Cattle corral with squeeze shoot
- Multiple feed troughs
- 2 year old well with water plumbed to cattle corral
- Camper water and electric hookups
- Fiber internet available
- 1.5 miles down gravel to property
- 17 miles to Pocahontas, AR
- 21 miles to Doniphan, MO



103 +/- TIMBER



90 +/- ACRES OF PASTURE



PONDS & WET WEATHER CREEK



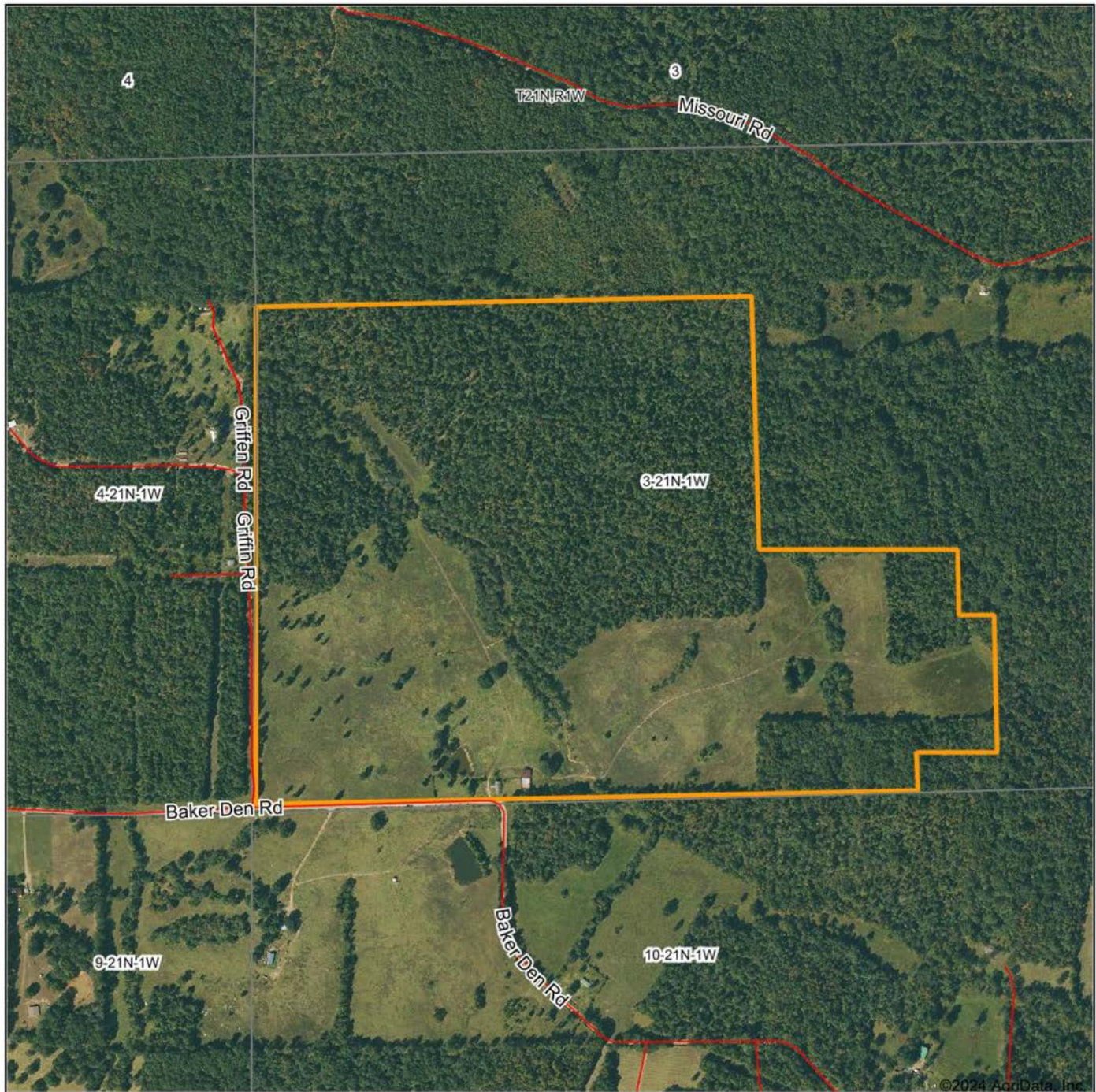
CATTLE CORRAL WITH SQUEEZE SHOOT



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 29' 38.71, -91° 3' 58.13

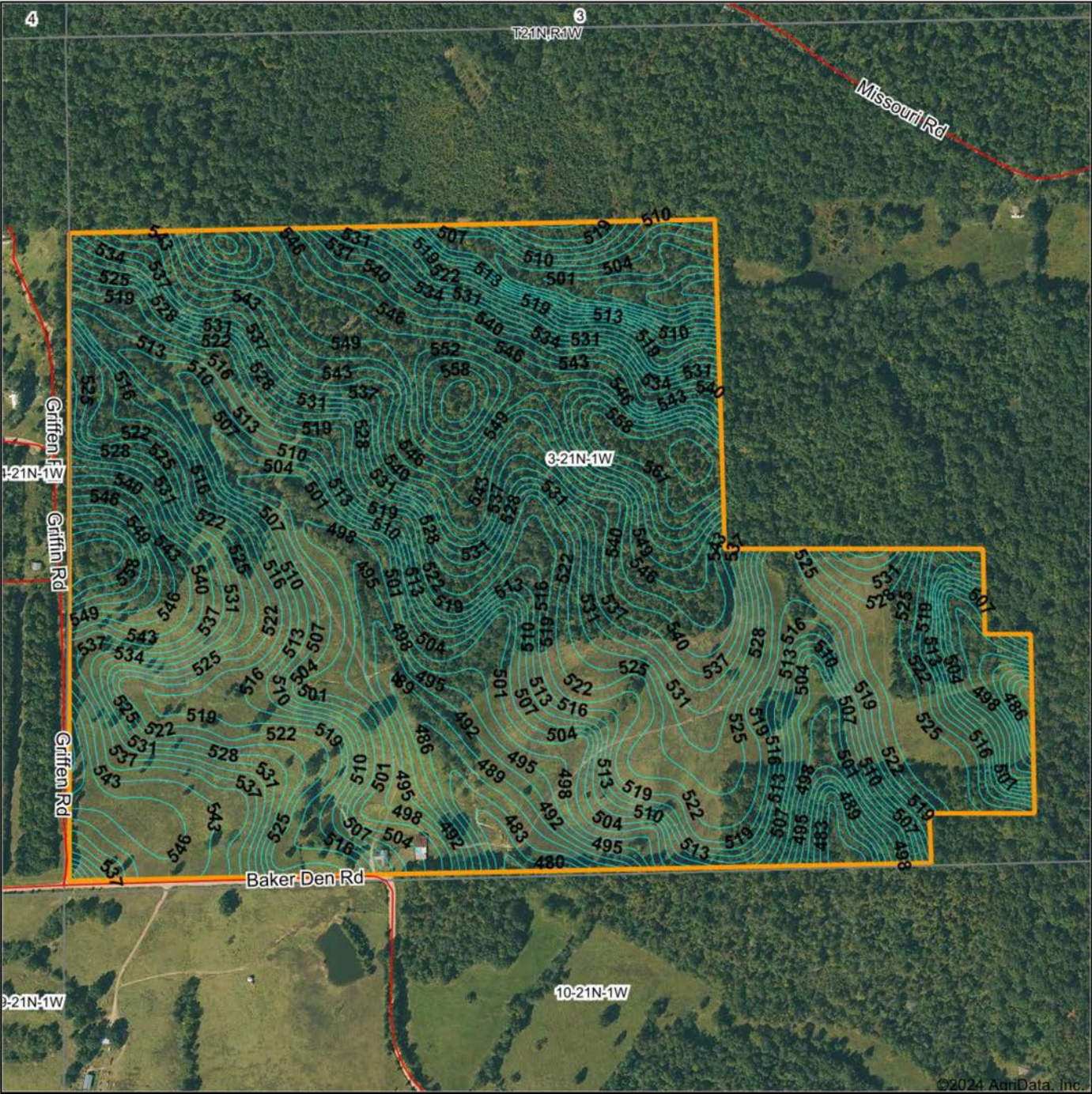
3-21N-1W
Randolph County
Missouri

0ft 849ft 1698ft



5/14/2024

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 469.2

Max: 568.9

Range: 99.7

Average: 519.8

Standard Deviation: 20.57 ft

0ft 654ft 1307ft

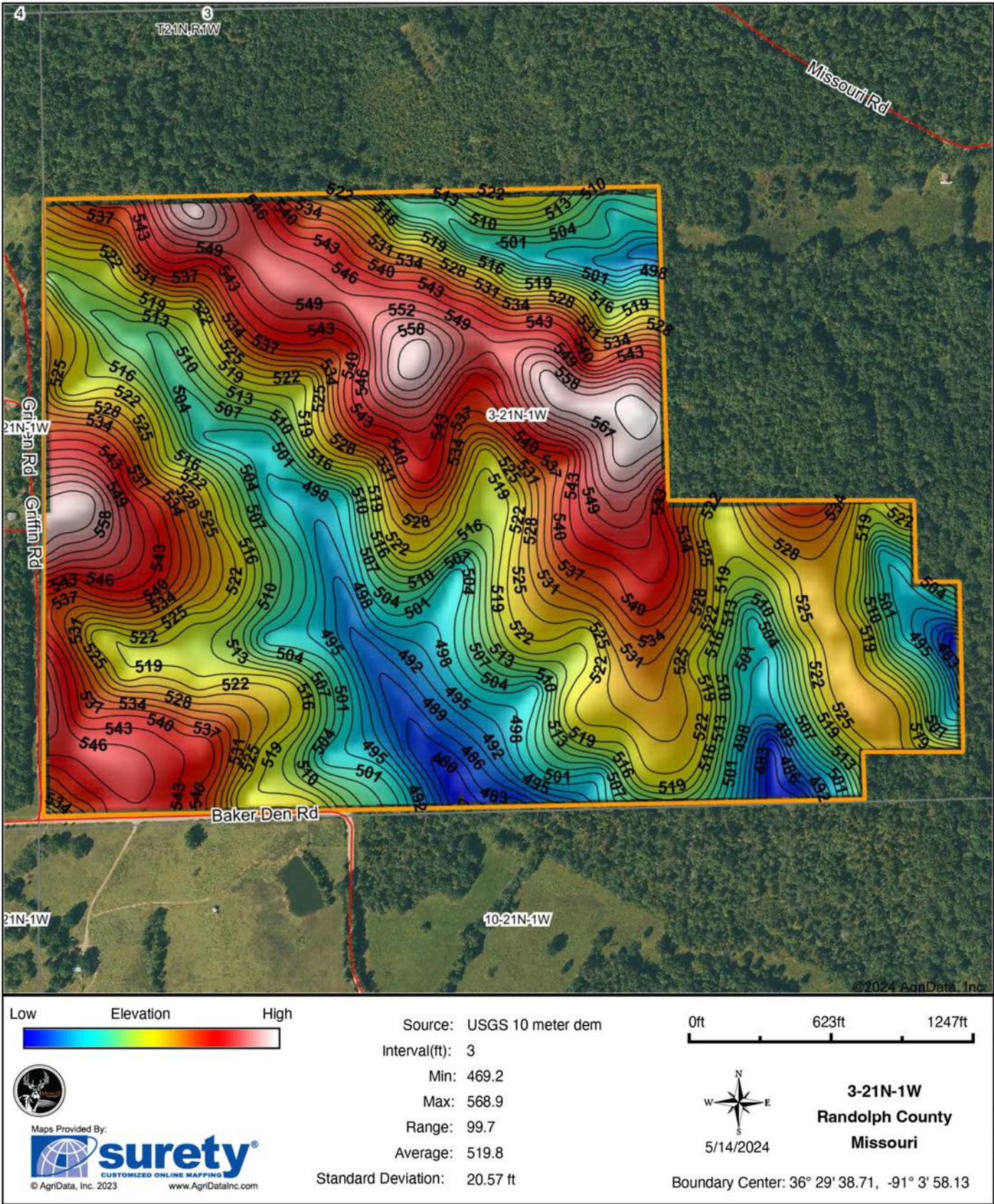


5/14/2024

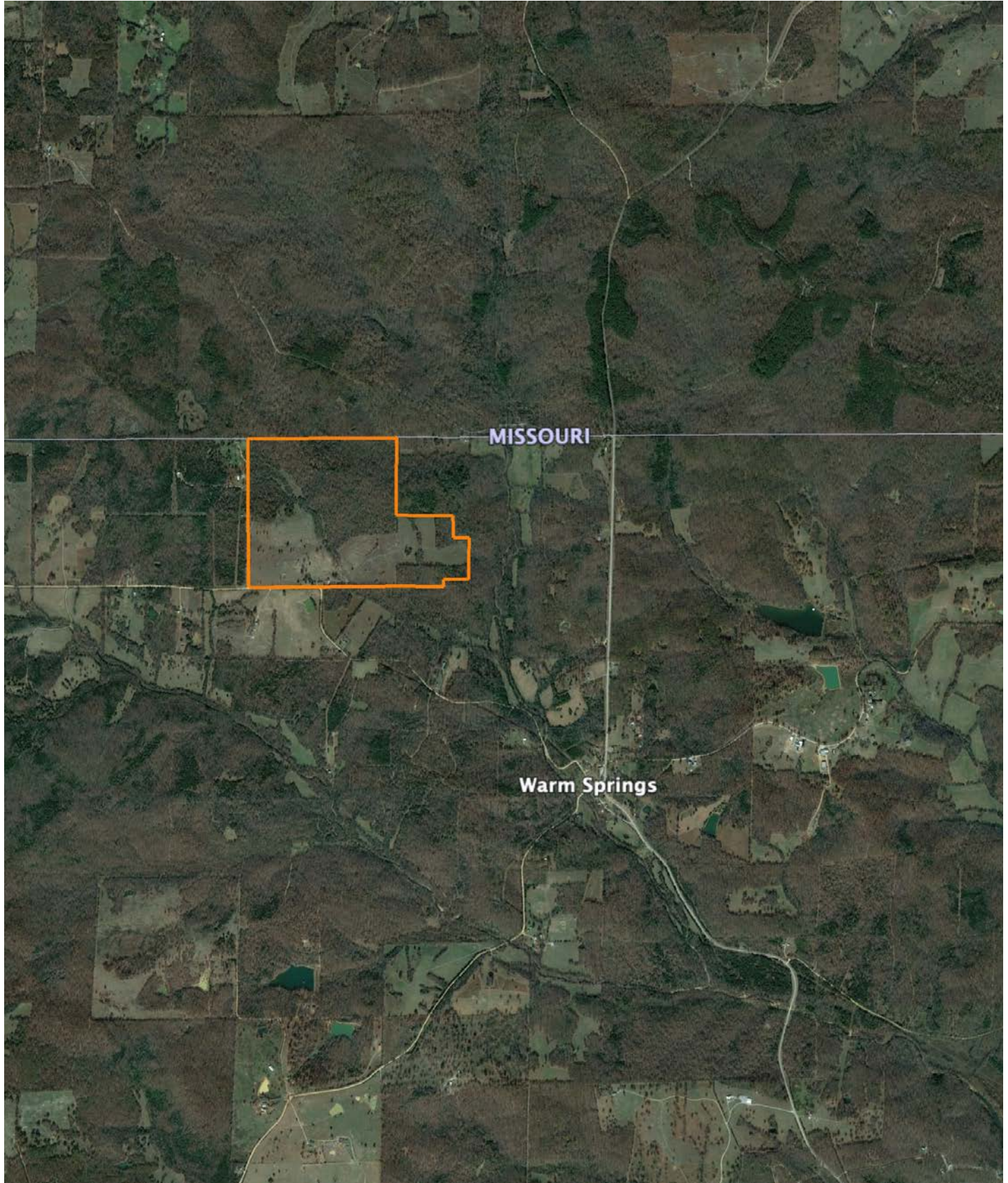
3-21N-1W
Randolph County
Missouri

Boundary Center: 36° 29' 38.71, -91° 3' 58.13

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

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MidwestLandGroup.com

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