

MIDWEST LAND GROUP PRESENTS

41.97 ACRES IN

GREENE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SAND CREEK FARM

This stunning 41.97 +/- acre property offers the perfect blend of peaceful country living and practical opportunity. Located just 12 miles north of downtown Jonesboro and 10 miles west of Paragould, the land features approximately 400 feet of frontage on Highway 141, providing excellent visibility and easy access. The property also boasts about a quarter mile of Sand Creek frontage that the kids can enjoy year-round. With multiple ponds on the property, it offers the ideal setting for fishing, livestock watering, or simply enjoying the beautiful views.

With roughly 30 +/- acres already fenced, this property is ready for a variety of agricultural or equestrian endeavors. Whether you're looking to start a hobby farm, raise livestock, or keep horses, the gently rolling terrain and fenced sections offer plenty of room for

your plans. The 40'x50' metal barn with power provides ample storage space, and the numerous potential build sites give you the flexibility to design your dream home or rural retreat. Utilities are already in place, with access to CWL water, power, and fiber internet, making the land not only beautiful but also incredibly convenient for building and living.

The combination of prime location, creek access, and expansive acreage makes this property a rare find for anyone looking for a hobby farm, equestrian property, or simply a peaceful place to call home. Whether you're drawn to the natural beauty, the agricultural potential, or the ability to build in such a peaceful setting, this property offers everything you need to bring your vision to life.



PROPERTY FEATURES

PRICE: **\$399,000** | COUNTY: **GREENE** | STATE: **ARKANSAS** | ACRES: **41.97**

- 41.97 +/- surveyed acres
- Approximately 400 feet of Highway 141 frontage
- Approximately a 1/4 mile of Sand Creek Frontage
- Multiple ponds
- Roughly 30 +/- acres fenced
- 40'x50' metal barn with power
- Excellent location for a hobby farm
- Numerous build sites
- Access to CWL water
- Power and fiber onsite
- 12 miles north of downtown Jonesboro
- 10 miles west of Paragould



SAND CREEK FRONTAGE



40'X50' METAL BARN WITH POWER



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 0' 46.33, -90° 42' 8.88

18-16N-4E
Greene County
Arkansas

0ft 298ft 596ft



1/28/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 294.8

Max: 347.2

Range: 52.4

Average: 326.8

Standard Deviation: 9.35 ft

0ft 328ft 656ft

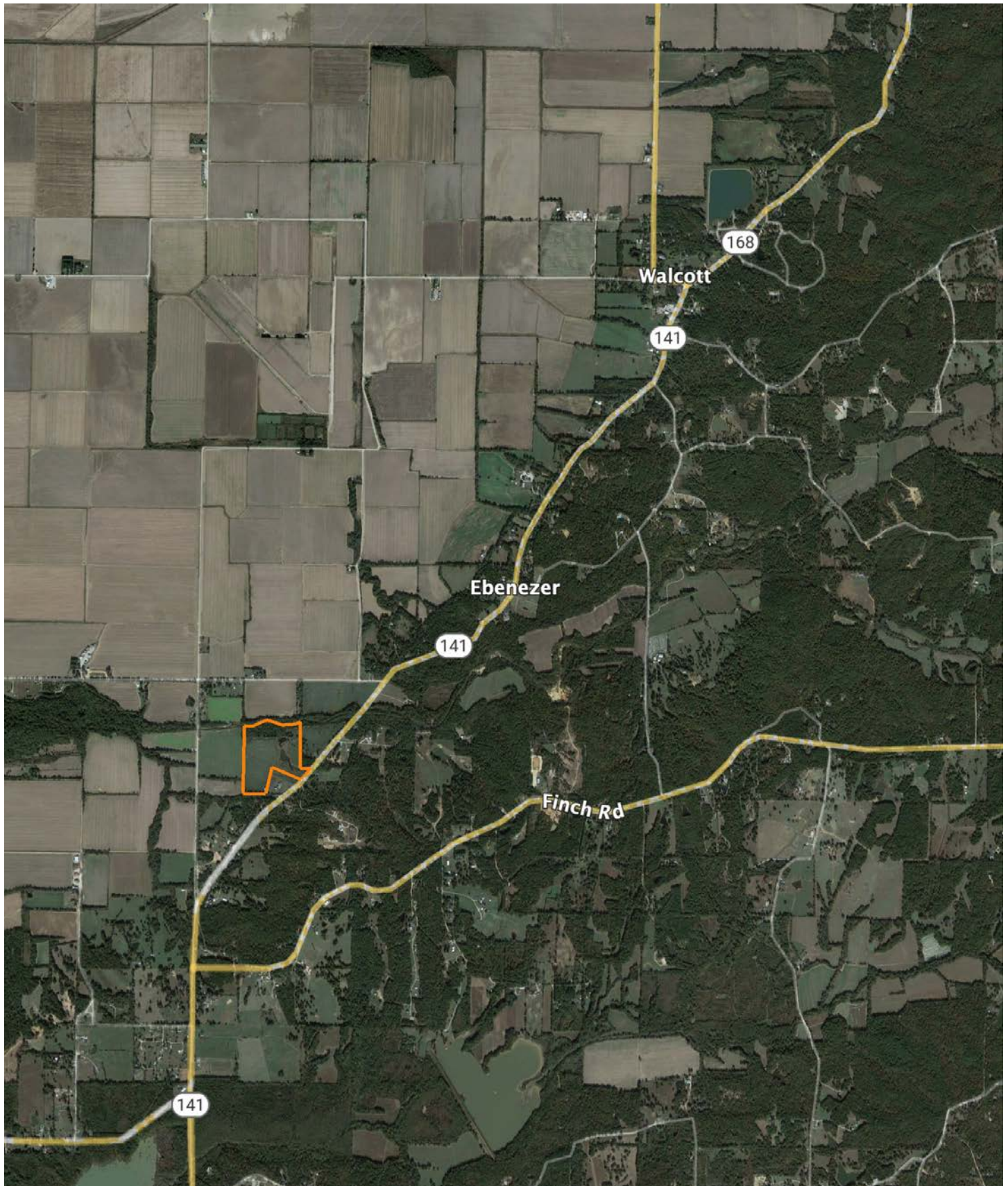


1/28/2025

18-16N-4E
Greene County
Arkansas

Boundary Center: 36° 0' 46.33, -90° 42' 8.88

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.



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