

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

SHARP COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

160 +/- ACRE SHARP COUNTY HILL FARM

This is a spectacular 160 +/- acre hill farm located in Sharp County, Arkansas between Williford and Hardy and just a little over a mile off Highway 63! This farm is loaded with deer and turkey as the sign well shows touring this tract. Rubs, scrapes, and turkey scratchings are littered everywhere throughout the hardwood landscape as you traverse the farm. With a very well-established trail system throughout, access to and from any corner comes with ease. There are 3 different food plot locations strategically placed that allow for supplemental food sources year round and multiple stand sites already prepared that offer opportunities

covering almost all of the property! A seasonal spring-fed creek meanders through the property providing a solid water source for the wildlife as well.

Situated towards the back of the property is a camp setting with all utilities already in place. There is a very nice prepared pad for an RV with the electric hookups and well ready for you to move on in. If you are looking for a deer camp with easy access or a new place to build your dream home, this checks every box. With good solid timber, utilities in place, conveniently located, and multiple options this farm is a dynamite package!



PROPERTY FEATURES

PRICE: **\$450,000** | COUNTY: **SHARP** | STATE: **ARKANSAS** | ACRES: **160**

- Gated access
- 1.1 mile off pavement
- Established trail system
- Multiple food plots
- Multiple existing stand locations
- Diverse habitat
- Multiple creeks and streams
- Well
- RV pad with electric hook-up
- Utilities on site
- Abundant wildlife

DIVERSE HABITAT



RV PAD WITH ELECTRIC HOOKUP



MULTIPLE CREEKS AND STREAMS



UTILITIES ON SITE



AERIAL MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 443.4
Max: 630.0
Range: 186.6
Average: 551.4
Standard Deviation: 44.23 ft

0ft 648ft 1296ft

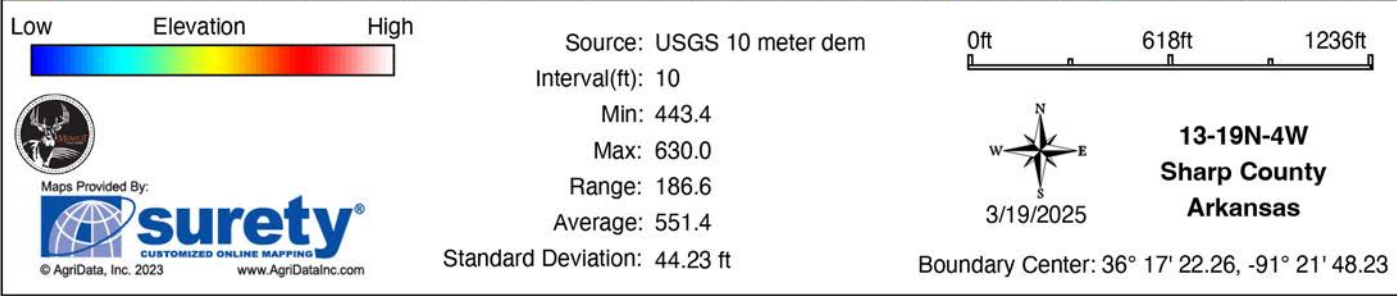
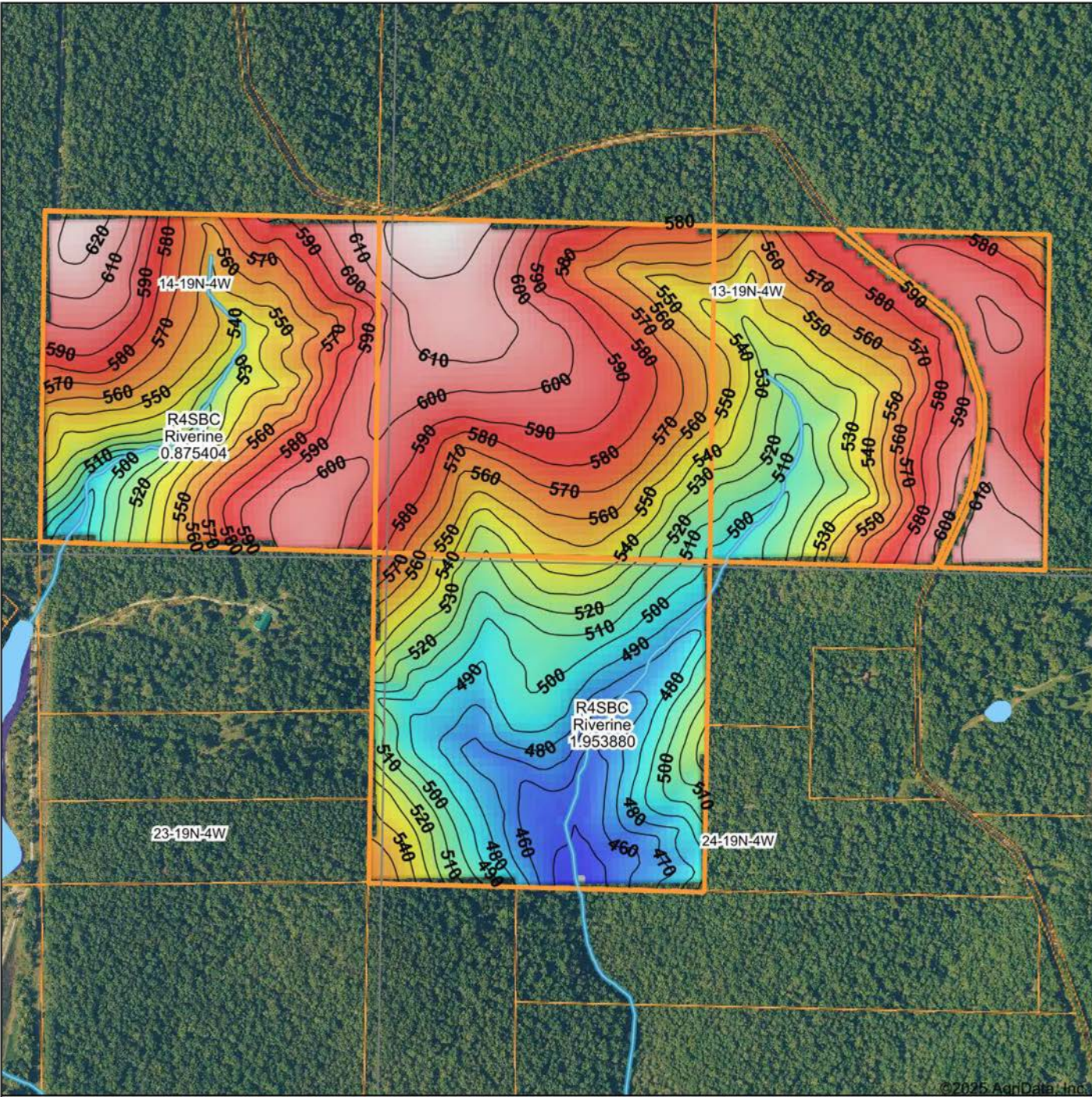


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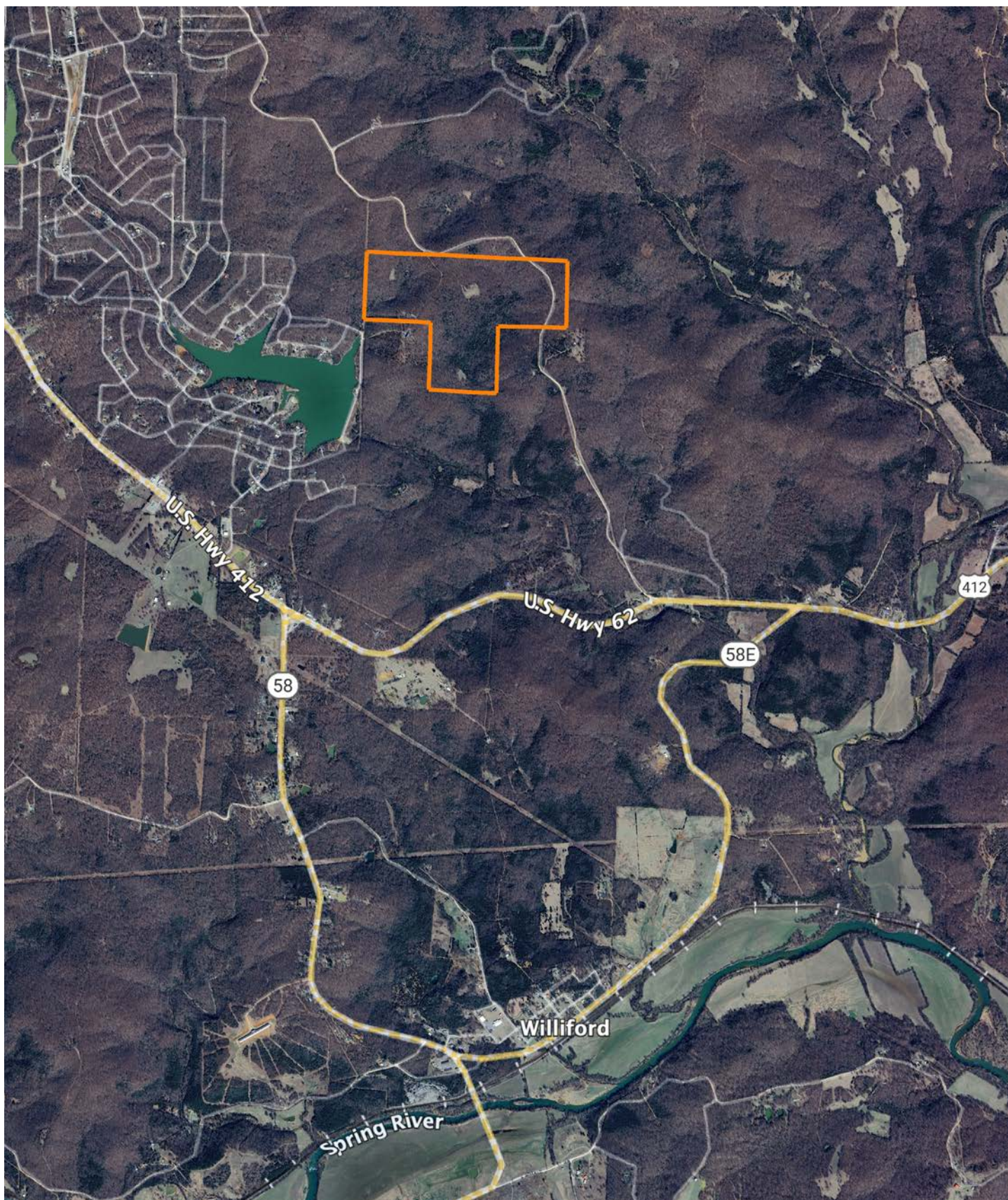
13-19N-4W
Sharp County
Arkansas

Boundary Center: 36° 17' 22.26, -91° 21' 48.23

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Zach Luster has an extreme passion for the outdoors. He grew up hunting and fishing with his dad and was hooked at a young age. Born and raised in Jonesboro, Arkansas, Zach attended Jonesboro High School and graduated from Arkansas State University with a Bachelor of Science in Agriculture with an emphasis in Farm Management and minor in Plant Science. After school, he farmed and became a farm manager for a large-scale row crop operation, while also duck guiding in Casscoe and Egypt, AR. These experiences and knowledge of the soils led Zach to develop a strong desire for, and dedication to, land and agriculture.

At Midwest Land Group, he's able to fuel these passions, working in the outdoors with people who also love the outdoors. From chasing turkeys in the hills and guiding duck hunts in the river bottoms to farming for nearly a decade, Zach has spent his whole life dedicated to the land. He knows that there are abundant possibilities with each and every piece of property and what all it encompasses. Clients benefit from his loyalty, large network, and eagerness to succeed. Zach is married to his wife, Kailey, and together, they have three sons, Holt, Wiley, and Silas. He is a member of the National Wild Turkey Federation and Delta Waterfowl, and serves as a Youth Director at Milligan Ridge Baptist Church. Other than hunting and fishing, Zach enjoys spending time with his family, attending church events and playing golf. Give Zach a call today to experience the Midwest Land Group difference.



ZACH LUSTER, LAND AGENT
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