

MIDWEST LAND GROUP PRESENTS

329 ACRES IN

SEARCY COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE 329 ACRE OZARK MOUNTAIN FARM

Welcome to 329 +/- breathtaking acres in the heart of the Ozark Mountains - where productive farmland, pristine water features, and panoramic views come together to create a truly one-of-a-kind property. With 165 +/- acres of established pasture and 30 +/- acres of hay ground, the land is fully fenced and cross-fenced with 6-strand barbed wire, ideal for cattle or livestock operations. Access is easy with multiple gated entry points off the county road, and the working infrastructure includes a set of functional pens, an automatic waterer, and covered storage for equipment, tractors, and trailers.

This property is rich in natural water resources, boasting five ponds, multiple year-round and seasonal springs, and several creeks - including the named Cellar Creek. Hidden throughout the landscape are small waterfalls and a variety of homesites offering panoramic mountain

views. With exceptional populations of deer, turkey, and even black bear, this land is also a haven for hunters and outdoor enthusiasts alike.

Two residences enhance the property's versatility: a 1,180 square foot older home currently rented out for income, and a 2 bedroom, 1 bath barndominium perched at 1,000' elevation with stunning long-range views. The barndo includes two RV hookups and a private full bathroom off the back of the barndo - perfect for guests or extended stays. Utilities include Marshall City water, Petit Jean power, and high-speed fiber internet, making it easy to enjoy modern comforts in a peaceful rural setting. Conveniently located 8 miles from Leslie, 15 miles from Marshall, and 30 miles from Mountain View. Whether you're looking for a working farm, a recreational escape, or a multi-use investment, this property offers unmatched potential.



PROPERTY FEATURES

PRICE: **\$1,195,000** | COUNTY: **SEARCY** | STATE: **ARKANSAS** | ACRES: **329**

- 165 +/- acres pasture
- 30 +/- acres of hay ground
- Multiple gated entries from county road
- 6-strand barbed wire perimeter fencing and cross-fencing
- 5 ponds
- Automatic waterer
- Working pens
- Covered storage for tractors, trailers, & equipment
- Multiple creeks, including named Cellar Creek
- Numerous seasonal and year-round springs
- Several waterfalls
- Older 1,180 sq. ft. home currently being used as a rental
- 2 bed, 1 bath barndominium sitting at 1,000' elevation with incredible views
- 2 RV hookups with additional private full bathroom off back of barndo
- Multiple additional build sites with panoramic views
- Excellent deer, turkey, and black bear hunting
- Marshall City water
- Petit Jean power and fiber
- 15 miles to Marshall
- 8 miles to Leslie
- 30 miles to Mountain View



165 +/- ACRES PASTURE



30 +/- ACRES OF HAY GROUND



MULTIPLE CREEKS & SPRINGS



2 BED, 1 BATH BARNDOMINIUM



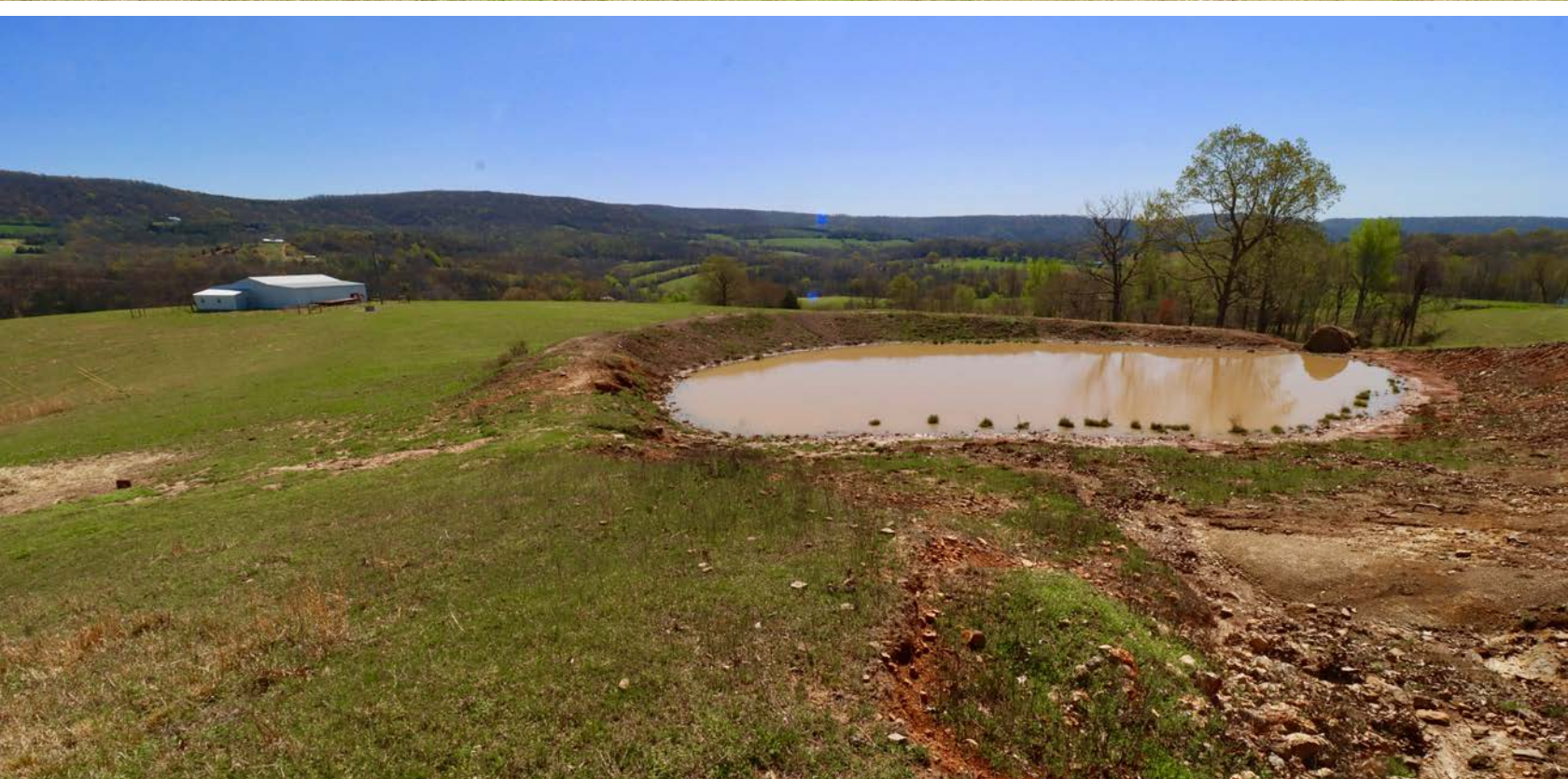
OLDER 1,180 SQ. FT. HOME



MULTIPLE ADDITIONAL BUILD SITES



5 PONDS



WORKING PENS & FENCING

With 165 +/- acres of established pasture and 30 +/- acres of hay ground, the land is fully fenced and cross-fenced with 6-strand barbed wire, ideal for cattle or livestock operations.



AUTOMATIC WATERER



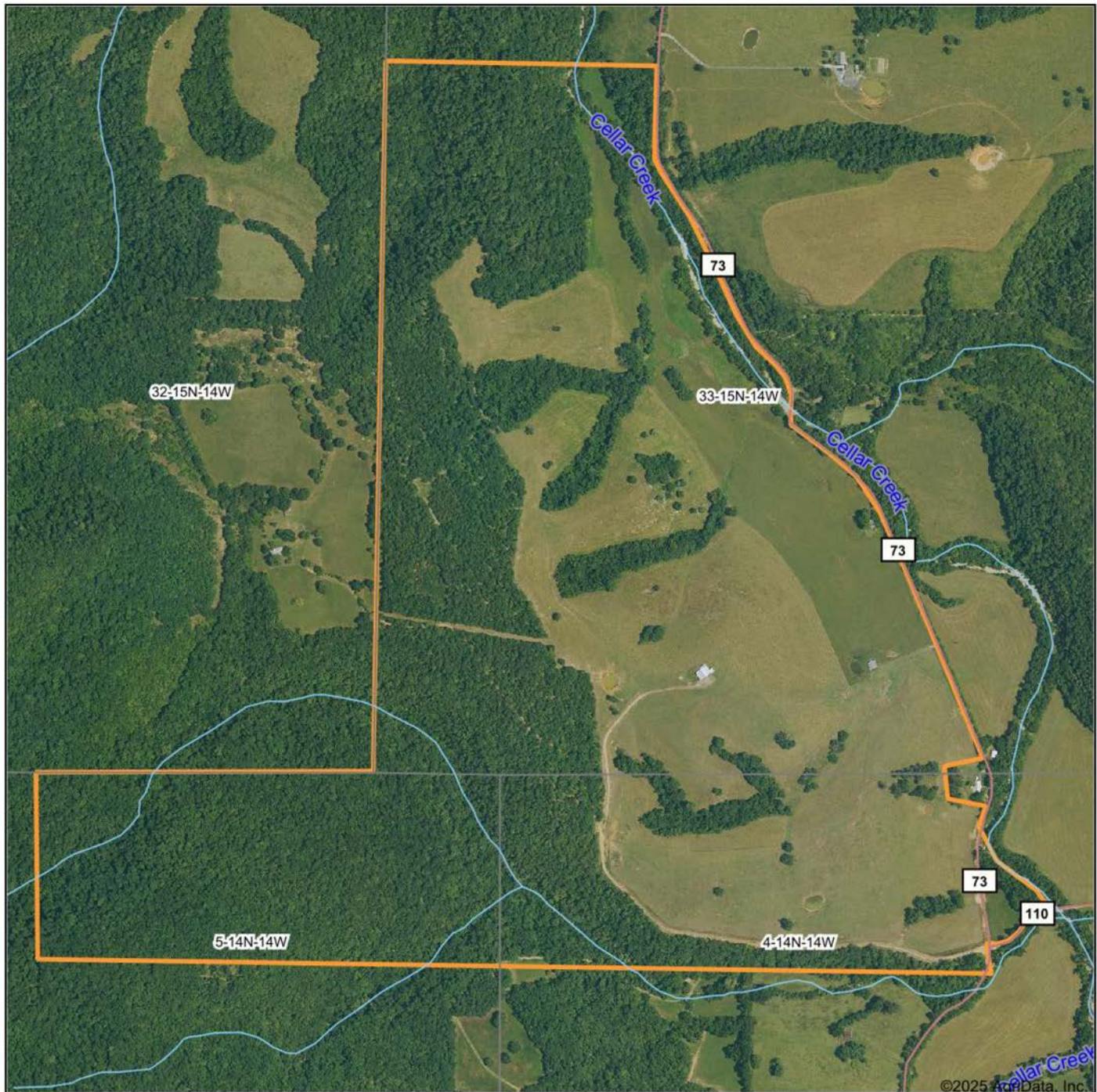
MULTIPLE GATED ENTRIES



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 35° 53' 37.8, -92° 29' 7.64

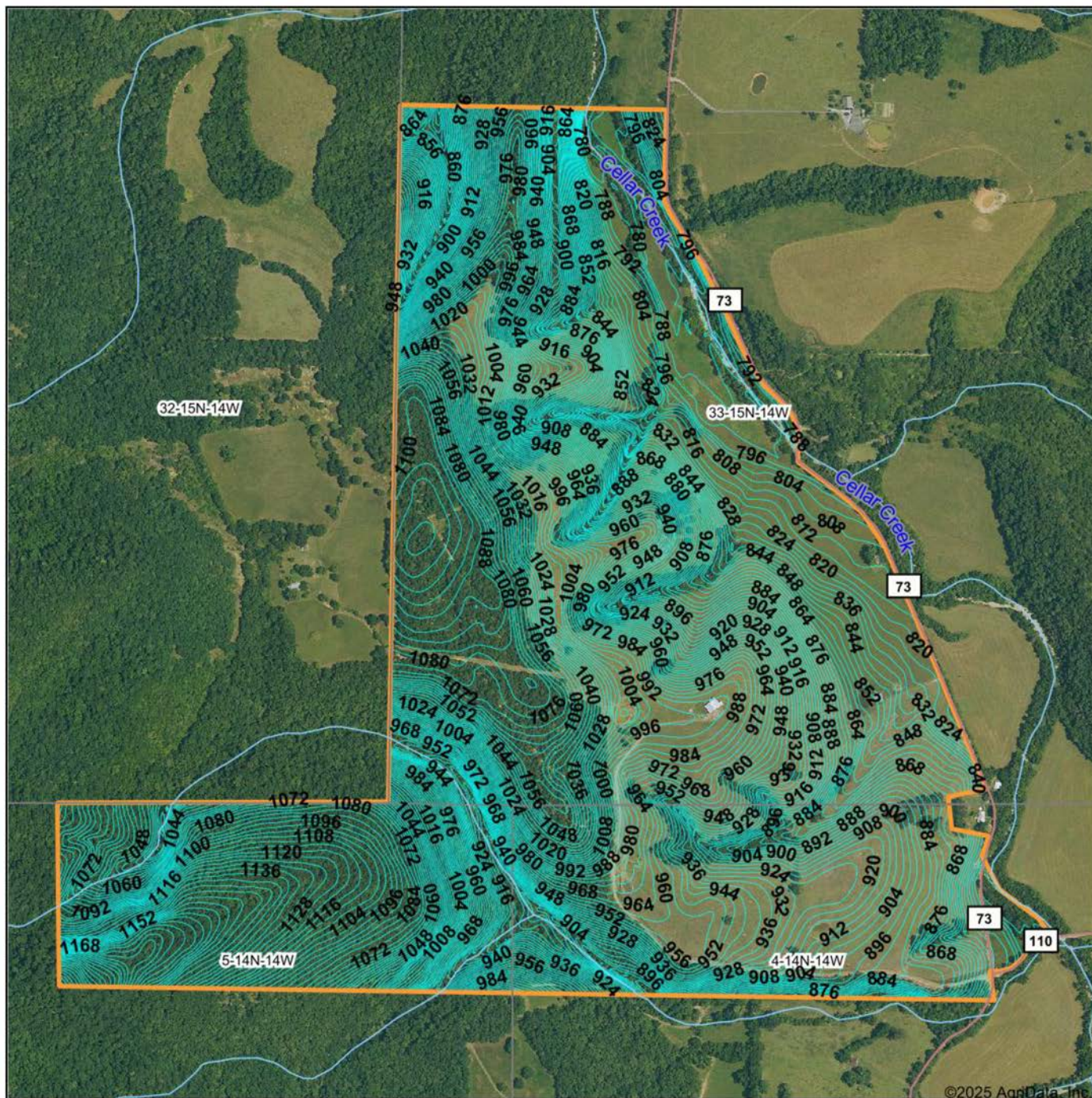
33-15N-14W
Searcy County
Arkansas

0ft 850ft 1700ft



4/9/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 766.1

Max: 1,269.0

Range: 502.9

Average: 955.8

Standard Deviation: 103.9 ft

0ft 870ft 1739ft

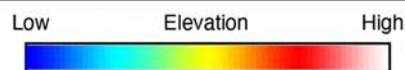
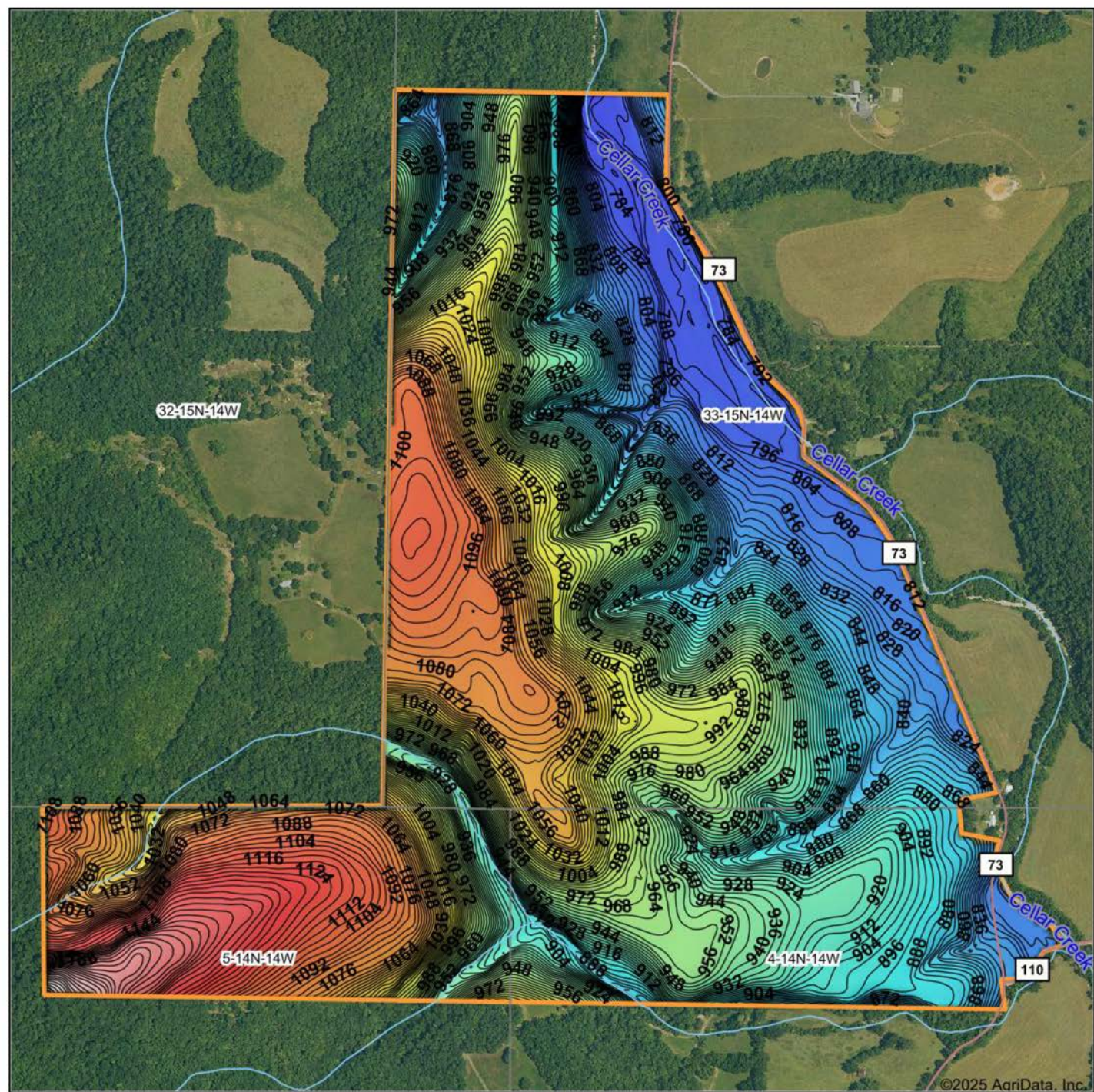


4/9/2025

33-15N-14W
Searcy County
Arkansas

Boundary Center: 35° 53' 37.8, -92° 29' 7.64

HILLSHADE MAP



Source: USGS 10 meter dem

Interval(ft): 4

Min: 766.1

Max: 1,269.0

Range: 502.9

Average: 955.8

Standard Deviation: 103.9 ft

0ft 839ft 1679ft



33-15N-14W
Searcy County
Arkansas

Boundary Center: 35° 53' 37.8, -92° 29' 7.64



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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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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