

MIDWEST LAND GROUP PRESENTS

369 ACRES IN

RANDOLPH COUNTY ARKANSAS

0000 COKLEY ROAD, WARM SPRINGS, AR 72478



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURKEY TROT FARMS

Turkey Trot Farms is a premier 369 +/- acre hunting property located in Northern Randolph County, nestled between Warm Springs and Dalton, Arkansas. With its serene surroundings and exceptional wildlife habitat, this property offers an unparalleled experience for deer and turkey enthusiasts. The property features a cozy 1,100 square foot cabin with 1 bedroom and 1 bath, fully furnished for immediate enjoyment. Inside, the cabin boasts warm aspen wood walls and ceilings, creating a rustic yet comfortable atmosphere. The kitchen is highlighted by stunning pecky cypress cabinets and sleek granite countertops, perfect for preparing meals after a day in the field.

This exceptional property is equipped with two large shop buildings, including a 30'x24' structure with a 30'x16' overhang and a 30'x50' shop, providing ample space for equipment storage and maintenance. Power is readily available on-site, along with fiber access

for internet, and a private well ensures reliable water supply. The farm is set up for optimal hunting and outdoor enjoyment, featuring an extensive internal trail system, many of which are marked with signage, making it easy to navigate the diverse terrain. The property is just over an hour's drive from Jonesboro, offering convenient access to the area while maintaining the privacy and tranquility of rural living.

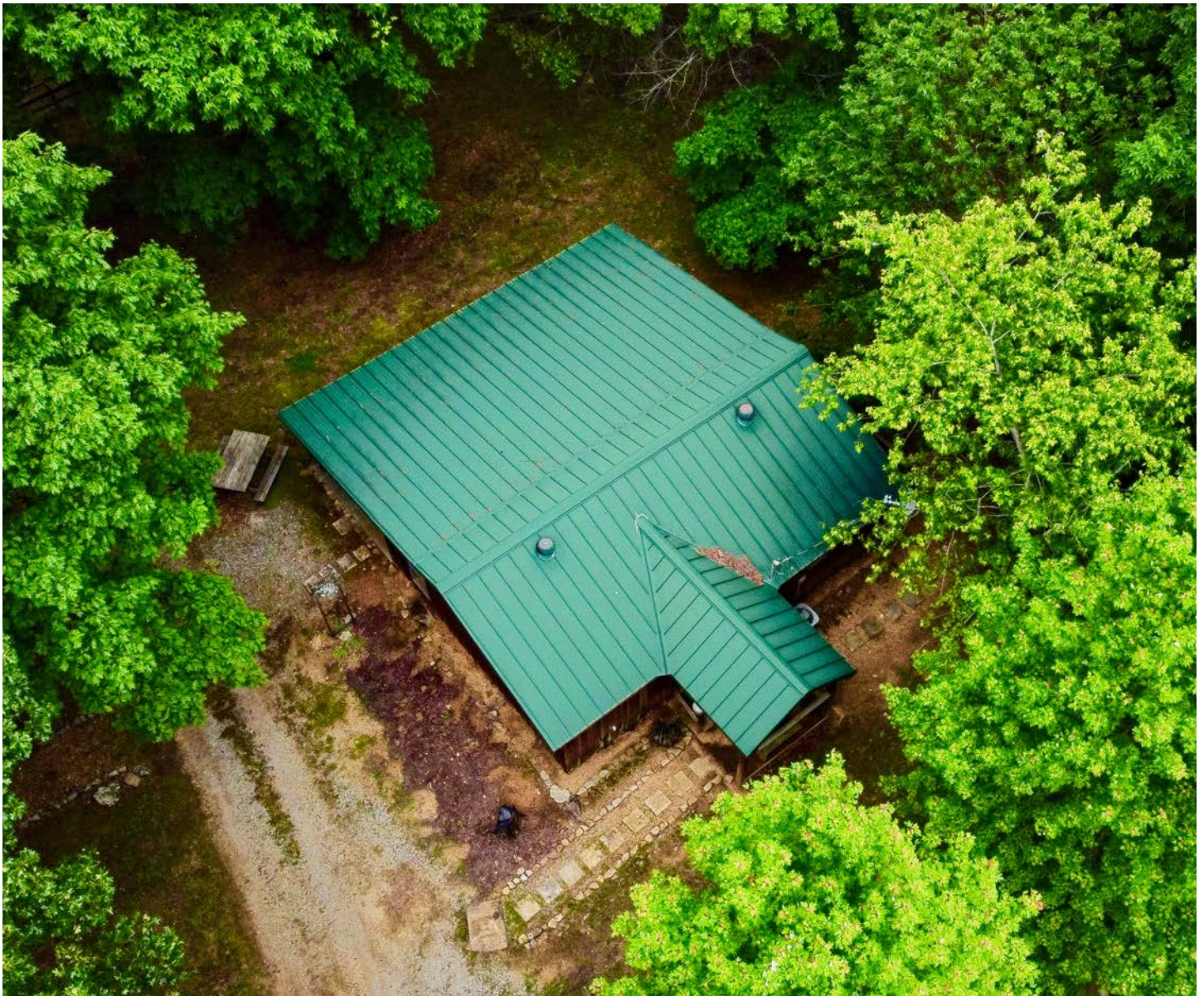
Turkey Trot Farms is a haven for wildlife, with approximately 20 acres of established food plots that attract game year-round. The property is predominantly covered with mature timber, providing excellent habitat for deer and turkey. Numerous springs and creeks flow through the land, enhancing the property's natural beauty and appeal. Multiple ponds offer fishing opportunities, and a variety of ground box blinds and feeders are included to ensure an exceptional hunting experience. This is a turnkey farm ready to provide a lifetime of outdoor memories.



PROPERTY FEATURES

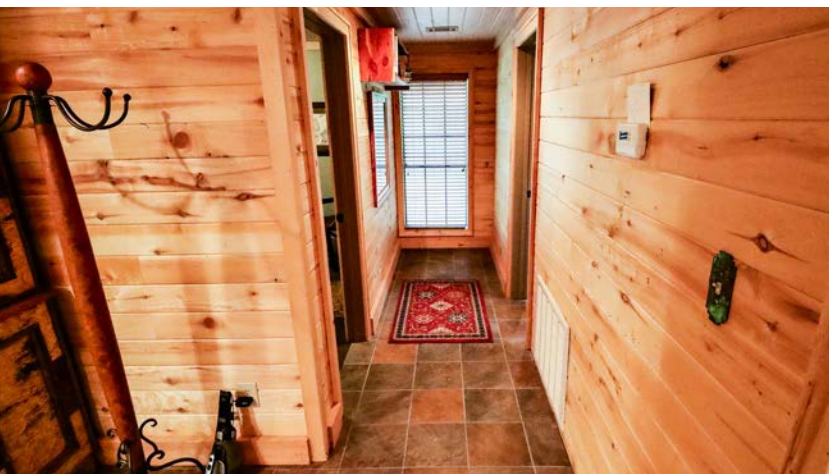
PRICE: **\$930,000** | COUNTY: **RANDOLPH** | STATE: **ARKANSAS** | ACRES: **369**

- 369 +/- acres
- 1,100 square foot 1 bed, 1 bath cabin, fully furnished
- Aspen wood walls and ceilings
- Pecky cypress kitchen cabinets with granite countertops
- 30'x24' shop building with 30'x16' overhang
- 30'x50' shop building
- Power onsite, with access to fiber
- Private well
- Extensive internal trail system, many with signage
- Approximately 20 acres in existing food plots
- Mature timber
- Several springs and creeks
- Multiple ponds
- Numerous ground box blinds and feeders convey



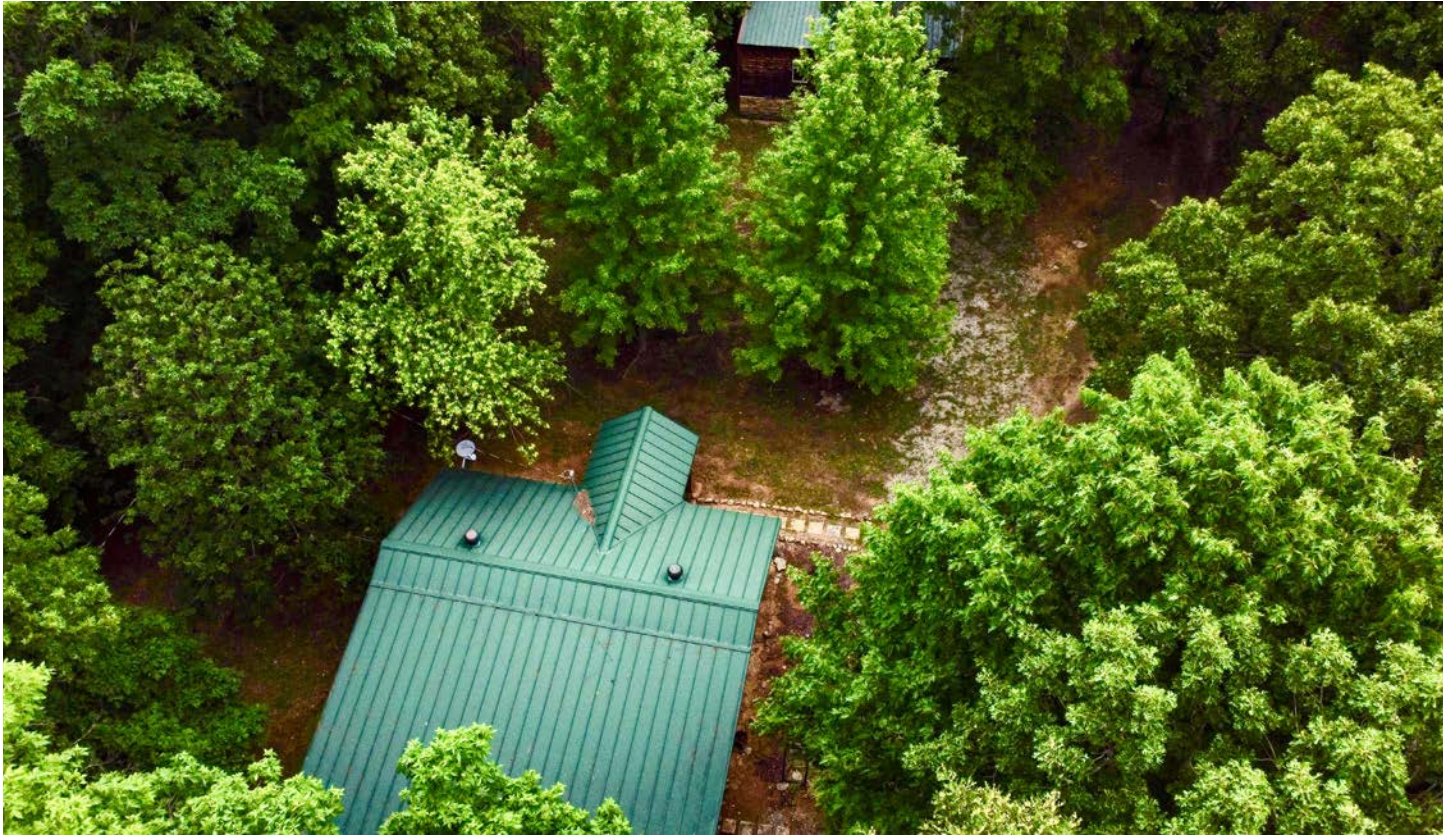
FULLY FURNISHED CABIN

Inside, the cabin boasts warm aspen wood walls and ceilings, creating a rustic yet comfortable atmosphere. The kitchen is highlighted by stunning pecky cypress cabinets and sleek granite countertops, perfect for preparing meals after a day in the field.



1 BEDROOM AND 1 BATH

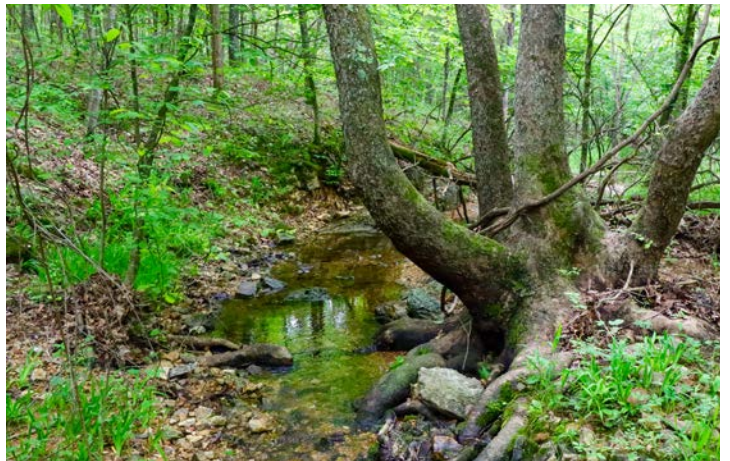
The property features a cozy 1,100 square foot cabin with 1 bedroom and 1 bath, fully furnished for immediate enjoyment.



EXISTING FOOD PLOTS

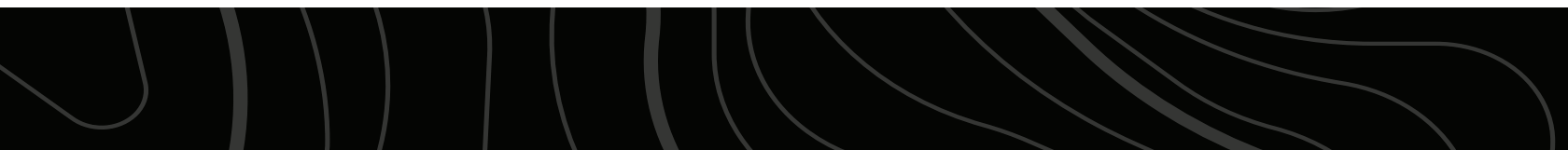
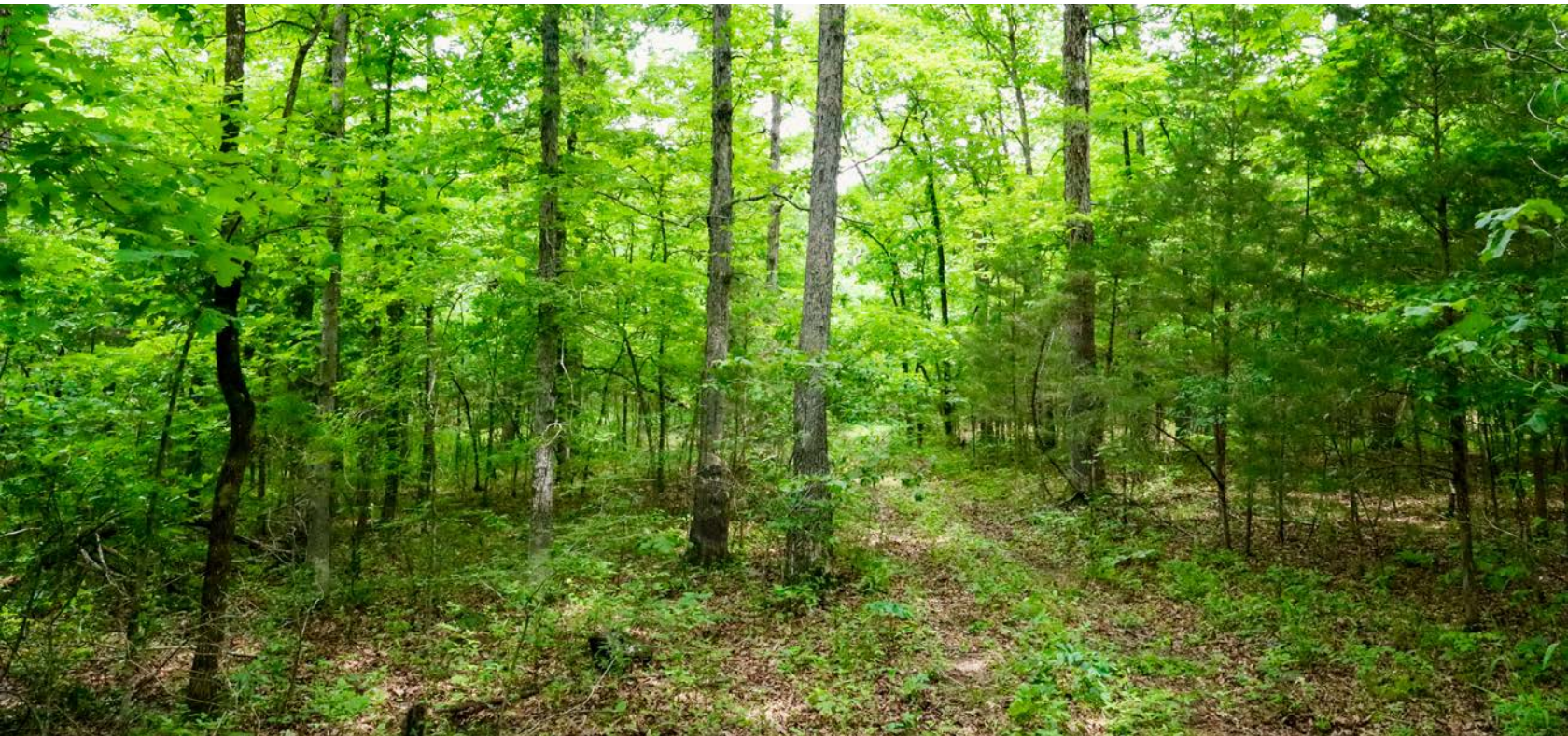


SEVERAL SPRINGS, CREEKS, AND PONDS



EXTENSIVE TRAIL SYSTEM

The farm is set up for optimal hunting and outdoor enjoyment, featuring an extensive internal trail system, many of which are marked with signage, making it easy to navigate the diverse terrain.

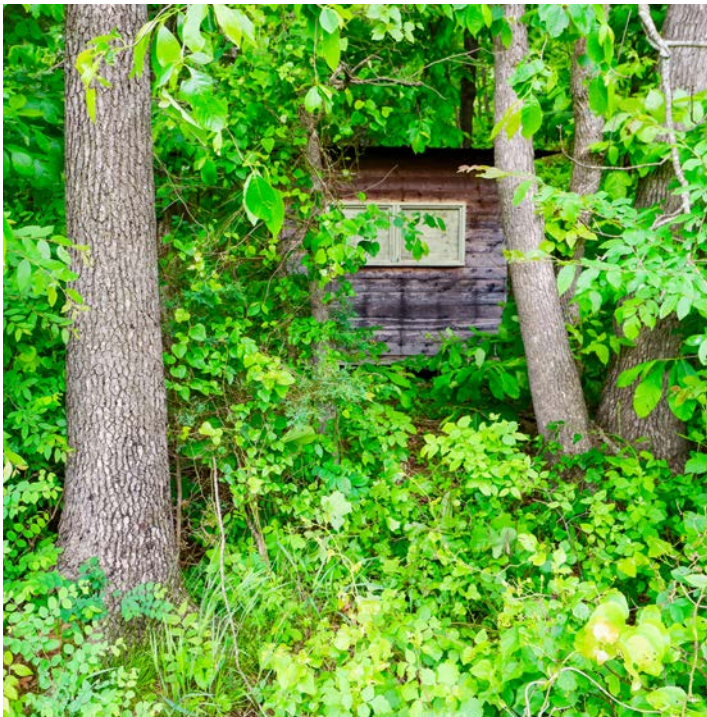


ADDITIONAL BUILDINGS

This exceptional property is equipped with two large shop buildings, including a 30'x24' structure with a 30'x16' overhang and a 30'x50' shop, providing ample space for equipment storage and maintenance.

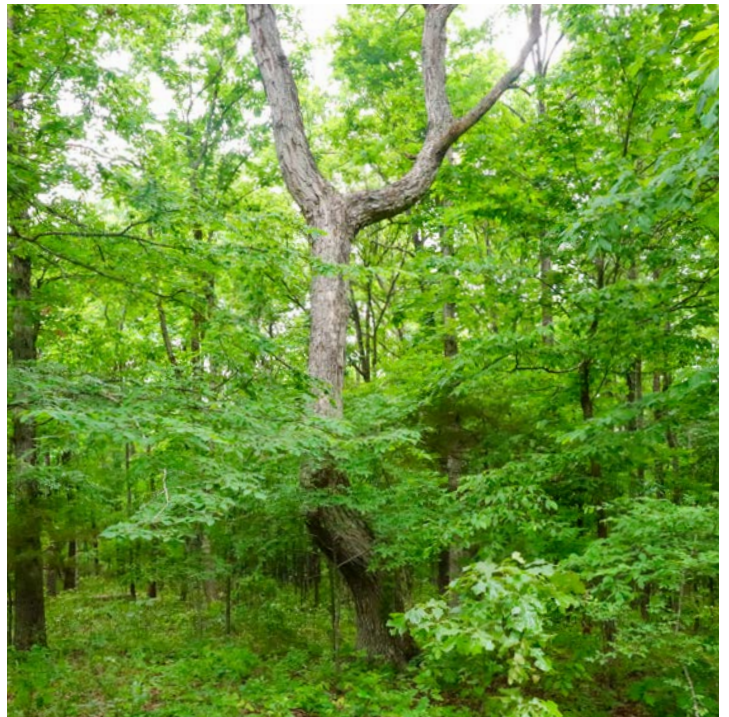
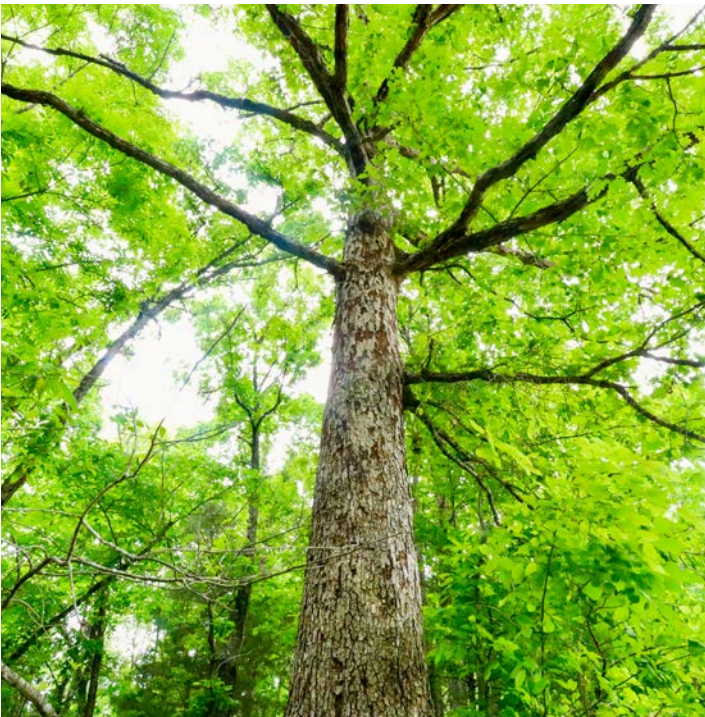


NUMEROUS GROUND BOX BLINDS



MATURE TIMBER

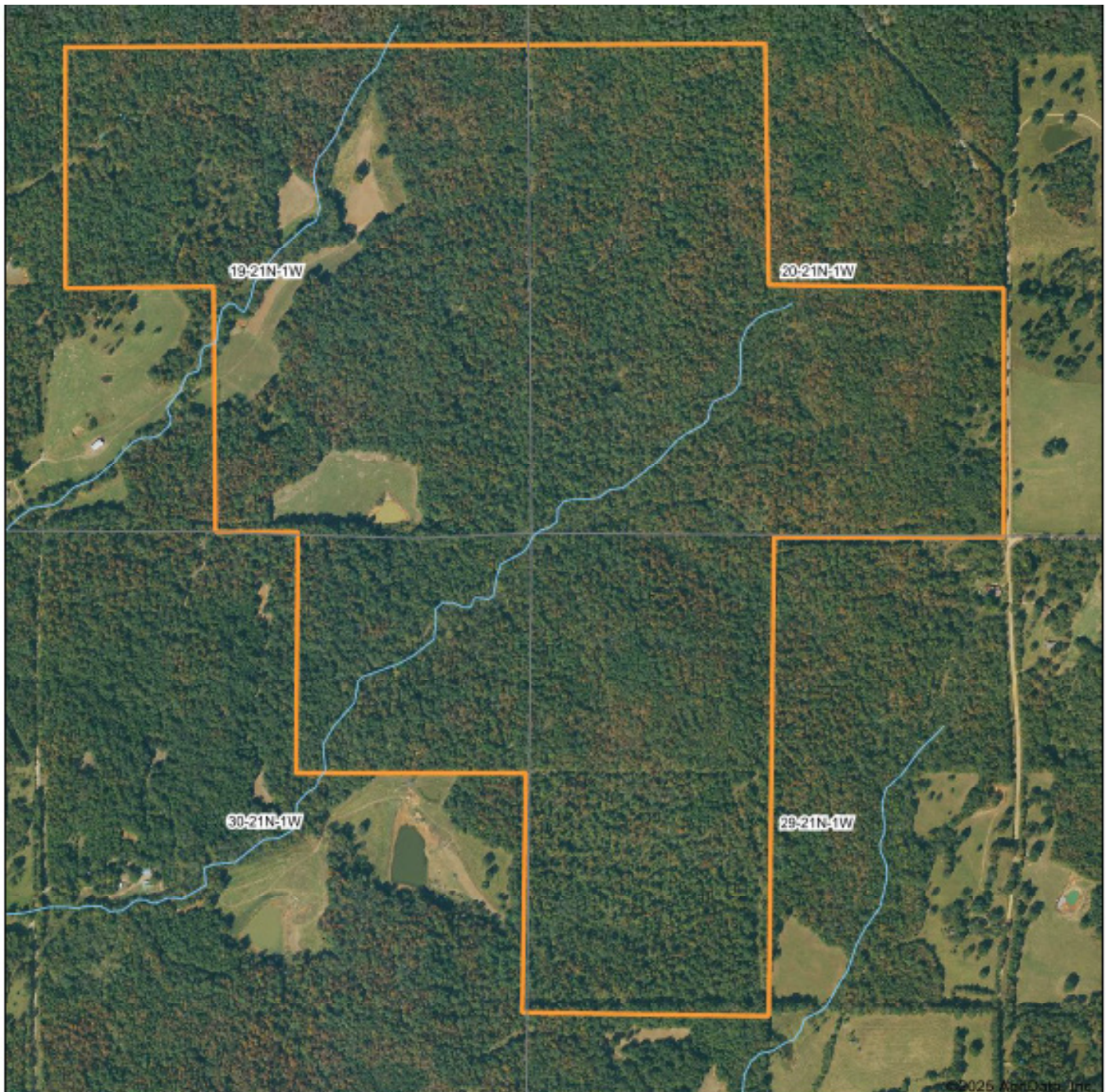
The property is predominantly covered with mature timber, providing excellent habitat for deer and turkey.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided by:

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Boundary Center: 30° 21' 30.14, -91° 0' 37.49

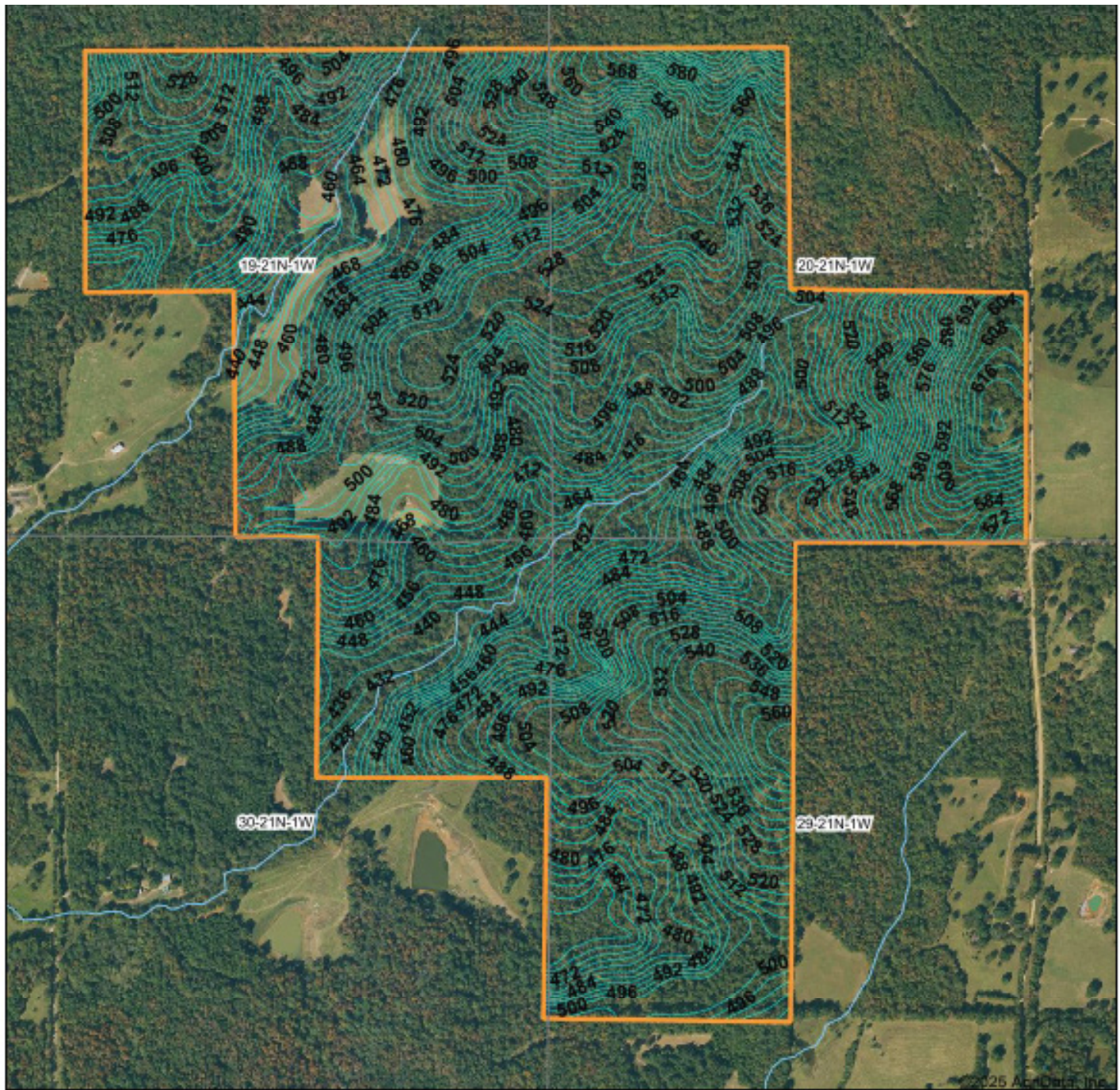
0N 100N 171DE

20-21N-1W
Randolph County
Arkansas



5/15/2025

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter data

Interval: 4.0

Min: 420.7

Max: 622.3

Range: 201.6

Average: 503.4

Standard Deviation: 37.5711

DE 2025 172311

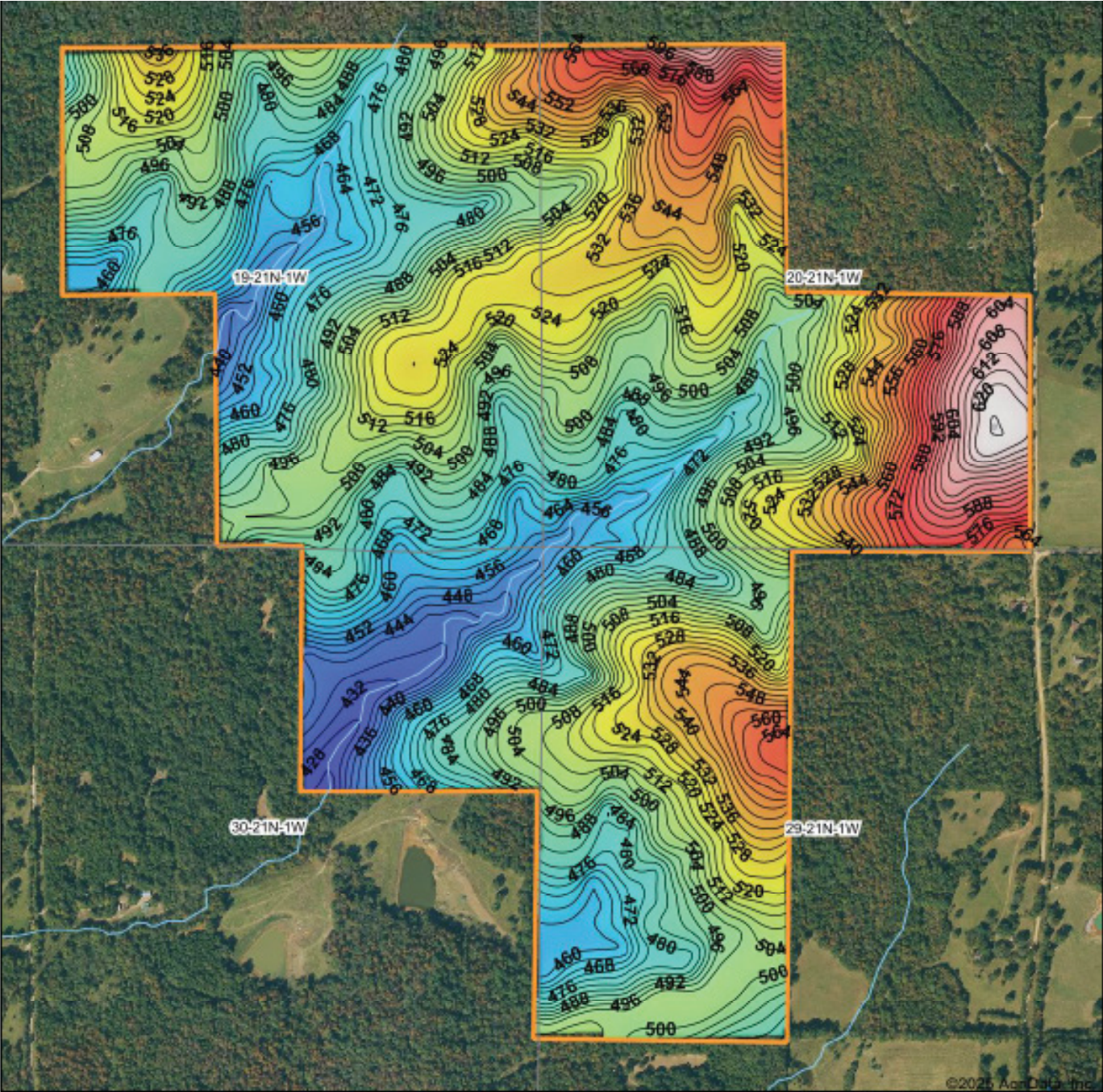


3/15/2025

20-21N-1W
Randolph County
Arkansas

Boundary Corner: 36° 28' 50.14, -91° 0' 37.40

HILLSHADE MAP



Maps Provided By:

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Source: USGS 10 meter data
Interval: 4
Min: 420.7
Max: 622.3
Range: 201.6
Average: 503.4
Standard Deviation: 37.37 ft

DE 352R 1000T

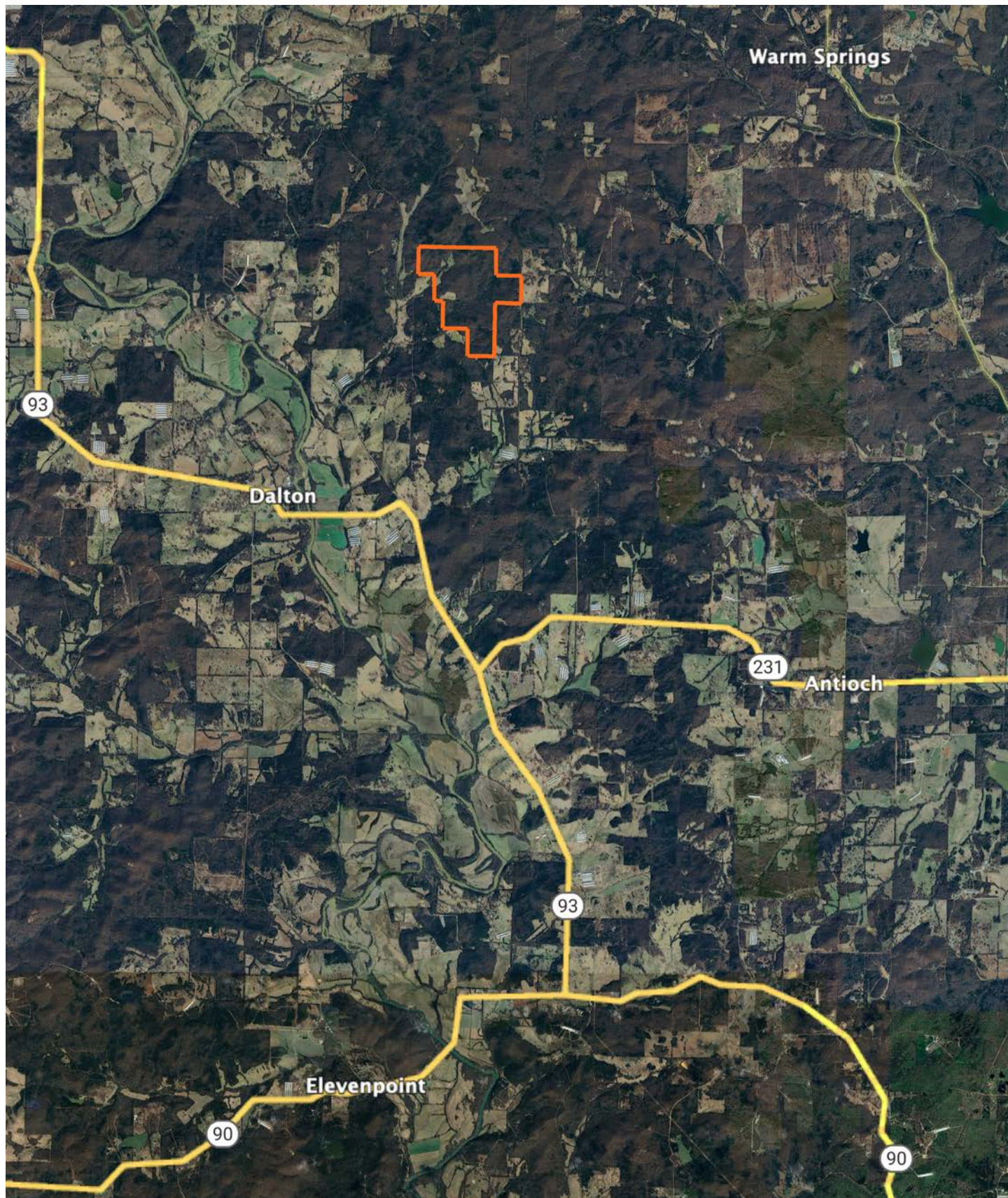


3/18/2025

20-21N-1W
Randolph County
Arkansas

Boundary Corner: 38° 28' 50.14, -91° 8' 37.40

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
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MidwestLandGroup.com

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