

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

FULTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

60 +/- ACRES WITH SPRING-FED CREEK, TIMBER, AND INFRASTRUCTURE

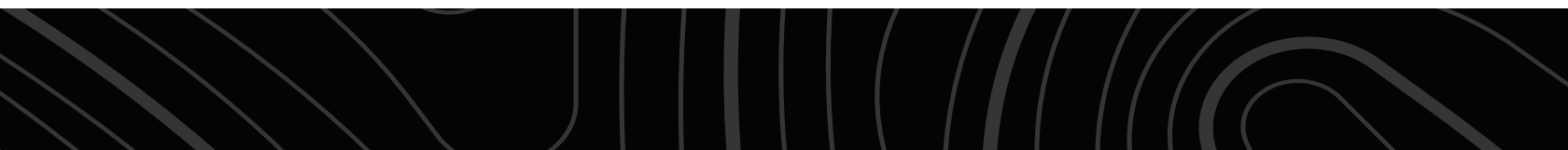
From the moment you pull off the highway and onto this 60 +/- acre retreat, life seems to slow down. The sounds of the road fade quickly behind you, replaced by the whisper of wind through the hardwoods and the stillness that only comes from being surrounded by nature. Flowing through the property, a spring-fed, year-round creek provides a steady water source for wildlife and a peaceful place to explore. Towering oak and hickory cover the rolling ground, and natural openings scattered throughout the timber create ideal sites for food plots, blending perfectly with the native habitat.

At sunrise, the property reveals itself as a hunter's haven. Deer ease down well-worn trails to the creek bottom, while turkeys fly down from their roosts. By afternoon, the land becomes a playground - ATV rides along established trails, hikes beneath shaded groves, or time spent by the creek searching for stones and minnows. And when the day winds down, the property offers modern comforts that make it more than just a

getaway: a deep well, septic tank, and high-speed fiber internet are already in place, giving you the freedom to build a cabin retreat or even a permanent residence without starting from scratch.

Evening brings its own kind of magic. Golden light spills across the treetops as you gather around a fire with family and friends, laughter echoing through the timber. Or perhaps you imagine the cabin you'll build here, perched above the creek or tucked into the hardwoods, with a wide porch perfectly positioned to watch the last light fade across the horizon.

This is more than just land - it's a lifestyle. A rare blend of accessibility and seclusion, natural beauty and modern convenience. Here, every sunrise brings adventure, every afternoon invites exploration, and every evening promises peace. These 60 +/- acres aren't simply a property to own - they're a legacy to pass down, where the outdoors becomes part of your family's story for generations to come.



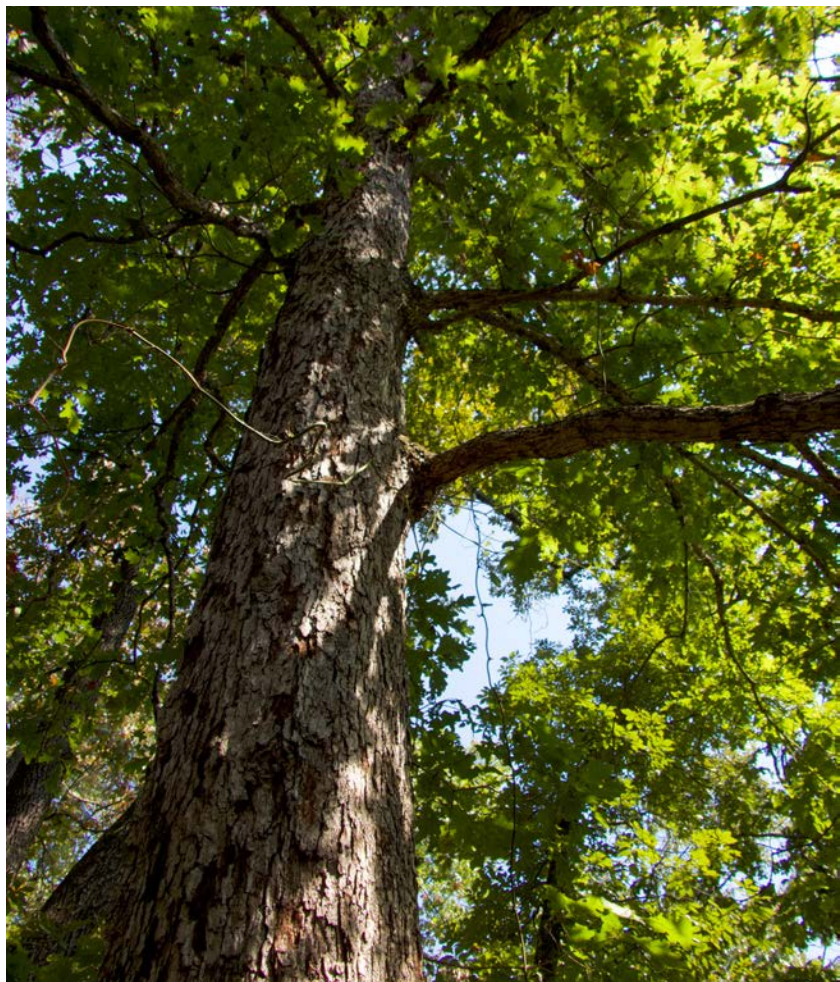
PROPERTY FEATURES

PRICE: **\$203,000** | COUNTY: **FULTON** | STATE: **ARKANSAS** | ACRES: **60**

- 60 +/- acres of mature hardwood timber
- Spring-fed, year-round creek
- Rolling terrain
- Natural food plot openings
- Excellent deer & turkey hunting habitat
- Trails throughout for easy access
- Deep well
- Septic tank
- High-speed internet in place
- Highway frontage
- Multiple build sites



MATURE HARDWOOD TIMBER



SPRING-FED, YEAR-ROUND CREEK



NATURAL FOOD PLOT OPENINGS



TRAILS THROUGHOUT FOR EASY ACCESS



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 36° 21' 34.4, -91° 28' 18.89

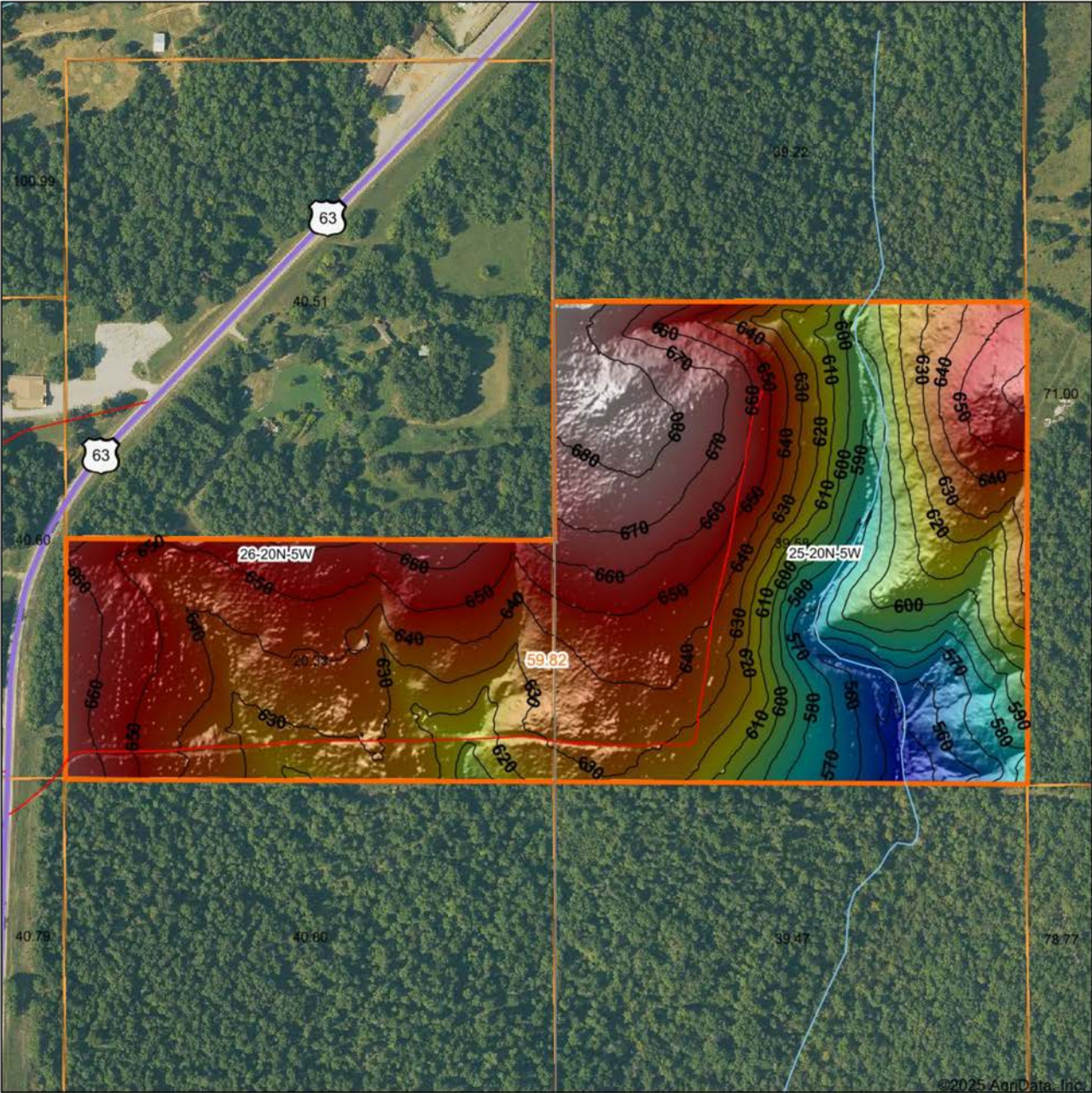
26-20N-5W
Fulton County
Arkansas

0ft 437ft 874ft



9/6/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10

Min: 541.2
Max: 688.0
Range: 146.8
Average: 631.3
Standard Deviation: 31.4 ft

0ft 428ft 857ft

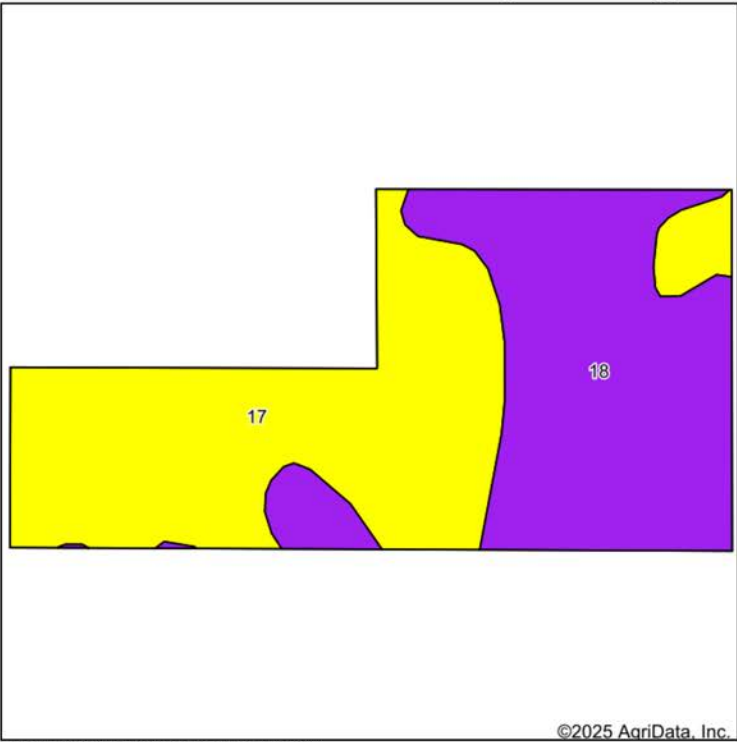


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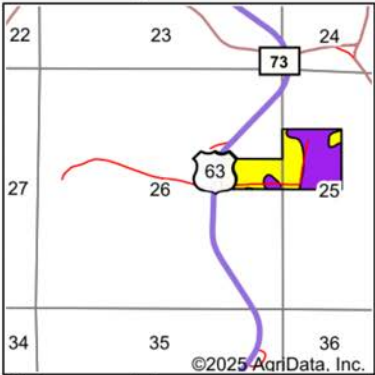
26-20N-5W
Fulton County
Arkansas

Boundary Center: 36° 21' 34.4, -91° 28' 18.89

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Fulton**
Location: **26-20N-5W**
Township: **Afton**
Acres: **59.82**
Date: **9/6/2025**



Maps Provided By:



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Area Symbol: AR049, Soil Area Version: 9												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
17	Gepp very gravelly silt loam, 3 to 8 percent slopes	31.92	53.4%		> 6.5ft.	IVe	51	50	47	35	35	
18	Gepp very gravelly silt loam, 8 to 20 percent slopes	27.90	46.6%		> 6.5ft.	Vle	49	49	39	30	31	
Weighted Average						4.93	*n 50.1	*n 49.5	*n 43.3	*n 32.7	*n 33.1	

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Cameron Boyd was born in Jonesboro and raised on the values of hard work, integrity, and reverence for wild places. With deep family roots in agriculture and a lifetime spent outdoors, he understands the land not just as real estate, but as a way of life. Today, he owns a cattle and hay farm in North Central Arkansas — land that doubles as his personal hunting ground and a living canvas for habitat improvement projects in partnership with the Arkansas Game & Fish Commission.

Before entering land sales, Cameron managed large-scale row crop operations, ran heavy equipment for precision land leveling, and even owned a custom cotton harvesting business. If it involved soil, water, or steel, he embraced it and used it to learn every inch of what makes rural ground work.

Cameron serves Northern Arkansas with the eye of a hunter and conservationist, the hands of a builder, and the heart of someone who genuinely wants to help people find their place. He's driven, dependable, and not afraid to take on big challenges — especially when it comes to helping fulfill the lifelong dreams of his clients.



CAMERON BOYD

LAND AGENT

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