

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

FULTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNT, FISH, & EXPLORE - A 40 +/- ACRE OUTDOOR RETREAT

Tucked along a quiet county road in rural Fulton County, Arkansas, lies a property built for escape. Forty acres, comprised of mixed hardwood timber across rolling ridges and hollows, broken by scattered cedar glades, and punctuated with rugged rock outcroppings, is awaiting its next steward. It's a landscape with both beauty and character, a place that calls to hunters, adventurers, and anyone who craves the peaceful embrace of the outdoors.

Wildlife thrives here. Deer trails crisscross the timber, turkeys scratch through the fallen leaves in search of their next meal, and small game slips quietly through thick cover. Cedar glades provide a natural diversity to the landscape along with the option to restore native grassland barrens, while hardwood ridges create perfect stand sites. For the sportsman, this isn't just land — it's opportunity on every acre.

The adventure doesn't end at the property line. Conveniently perched just above the Spring River valley, this tract enables the freedom of seeking some of the

region's finest trout, smallmouth bass, and walleye fishing only minutes away. And with its location halfway between historic downtown Hardy, Arkansas, and Mammoth Spring, Arkansas, home to the 7th largest freshwater spring in the United States, you're surrounded by rich history, natural wonders, and endless opportunities to explore. Hunt the ridges at dawn, fish the river by afternoon, and end the day around a fire beneath a star-filled sky, the perfect recipe for a true outdoor lifestyle.

With electricity and high-speed internet available at the county road frontage, the property is ready for more than recreation. Imagine a rustic cabin tucked at the edge of a glade, a hunting camp for friends, or a weekend retreat for the whole family. This is land with endless potential — to build, to explore, to enjoy.

And there's a timeless quality here. The kind of ground that begs to be passed down, carrying stories of early mornings, long days, and quiet nights. A property where adventure begins now, and a legacy takes root for tomorrow.



PROPERTY FEATURES

COUNTY: **FULTON** | STATE: **ARKANSAS** | ACRES: **40**

- 40 +/- acres of hardwood timber with scattered cedar glades
- Striking rock outcroppings add rugged beauty and natural landmarks
- Diverse terrain with rolling ridges, hollows, and natural funnels
- Strong wildlife habitat with abundant deer, turkey, and small game
- Cedar glades providing habitat diversity
- County road frontage provides year-round, convenient access
- Electricity and high-speed internet available at the road, making future building simple and cost-effective
- Endless potential for hunting, recreation, retreat, or investment
- Situated above the Spring River Valley, famous for trout, smallmouth bass, and walleye fishing
- Halfway between historic downtown Hardy, AR, and Mammoth Spring, AR
- Mammoth Spring State Park is the site of the 7th largest freshwater spring in the United States
- Excellent location for a weekend hunting camp, family retreat, or long-term homestead
- Property offers both immediate recreational use and future investment potential
- Secluded setting, yet close to town, dining, and outdoor attractions



40 +/- ACRES OF HARDWOOD TIMBER



STRIKING ROCK OUTCROPPINGS



ELECTRICITY AND HIGH-SPEED INTERNET



SECLUDED SETTING



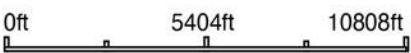
ADDITIONAL PHOTOS



FSA MAP



Boundary Center: 36° 25' 6.55, -91° 30' 16.49



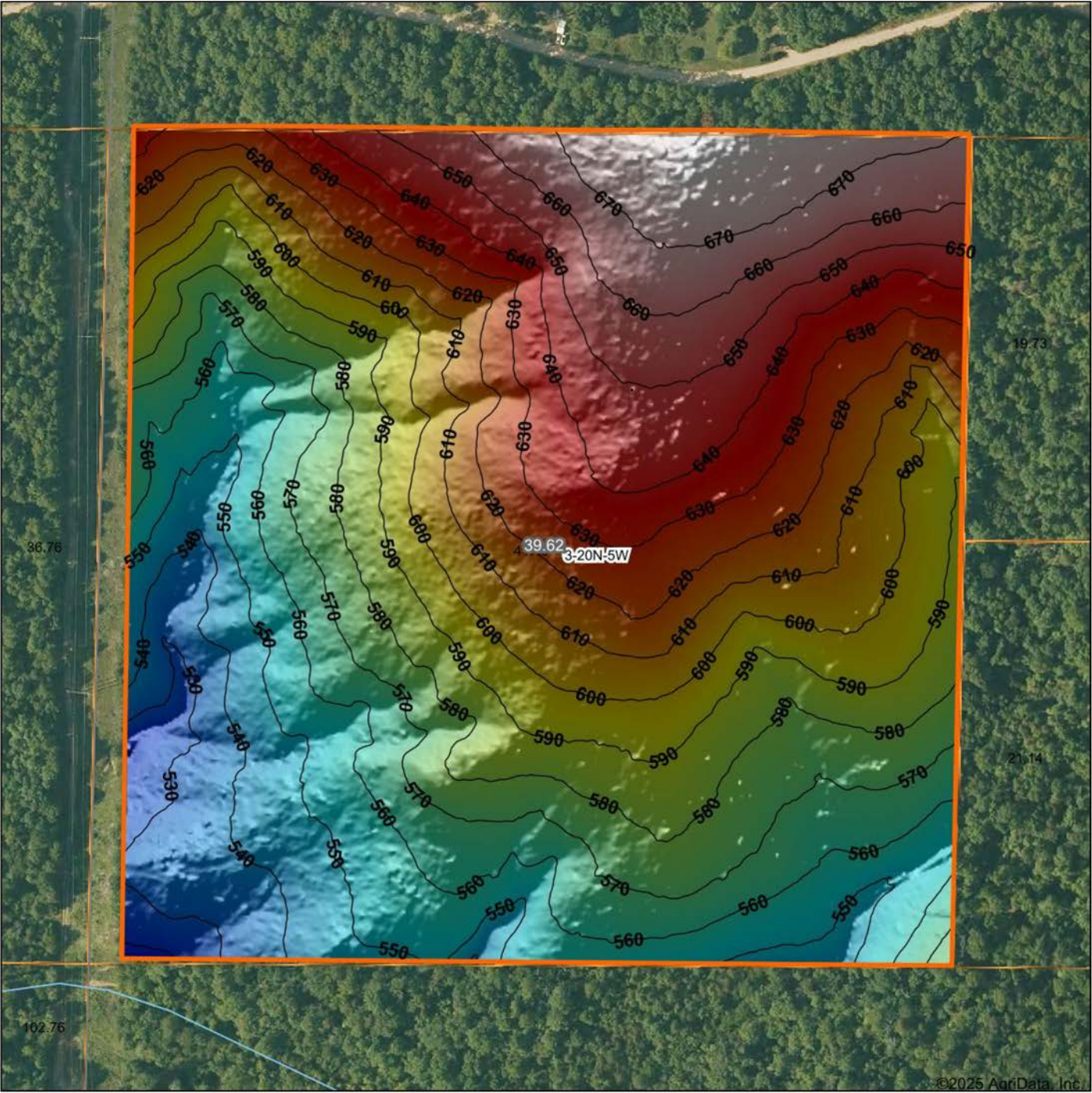
9/20/2025



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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3-20N-5W
Fulton County
Arkansas

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 512.2

Max: 678.1

Range: 165.9

Average: 596.5

Standard Deviation: 39.96 ft

0ft 246ft 491ft

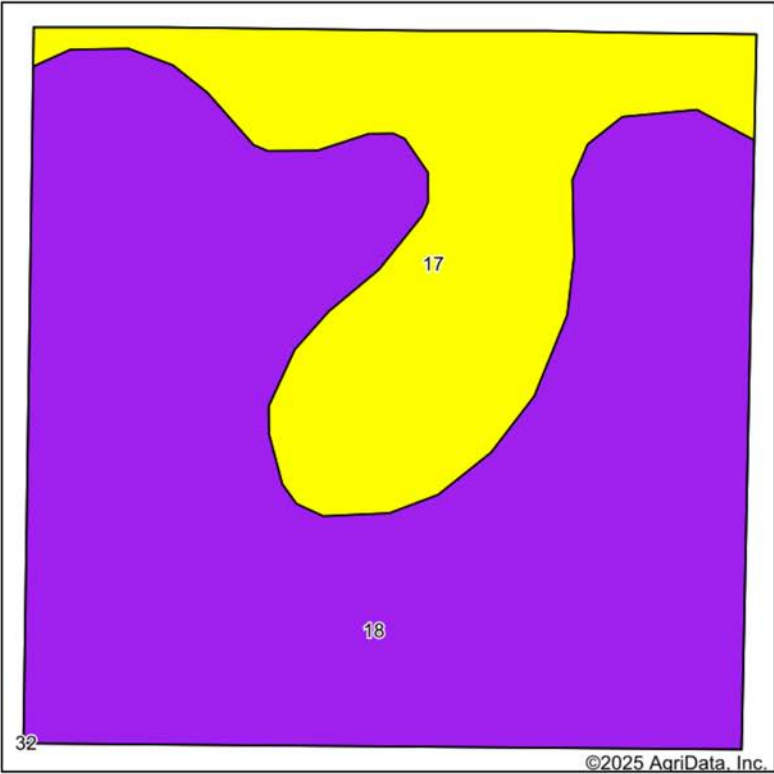


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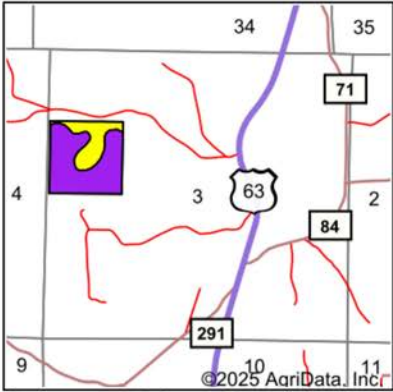
3-20N-5W
Fulton County
Arkansas

Boundary Center: 36° 25' 6.55, -91° 30' 16.49

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Fulton**
Location: **3-20N-5W**
Township: **Afton**
Acres: **39.62**
Date: **9/20/2025**



Maps Provided By:



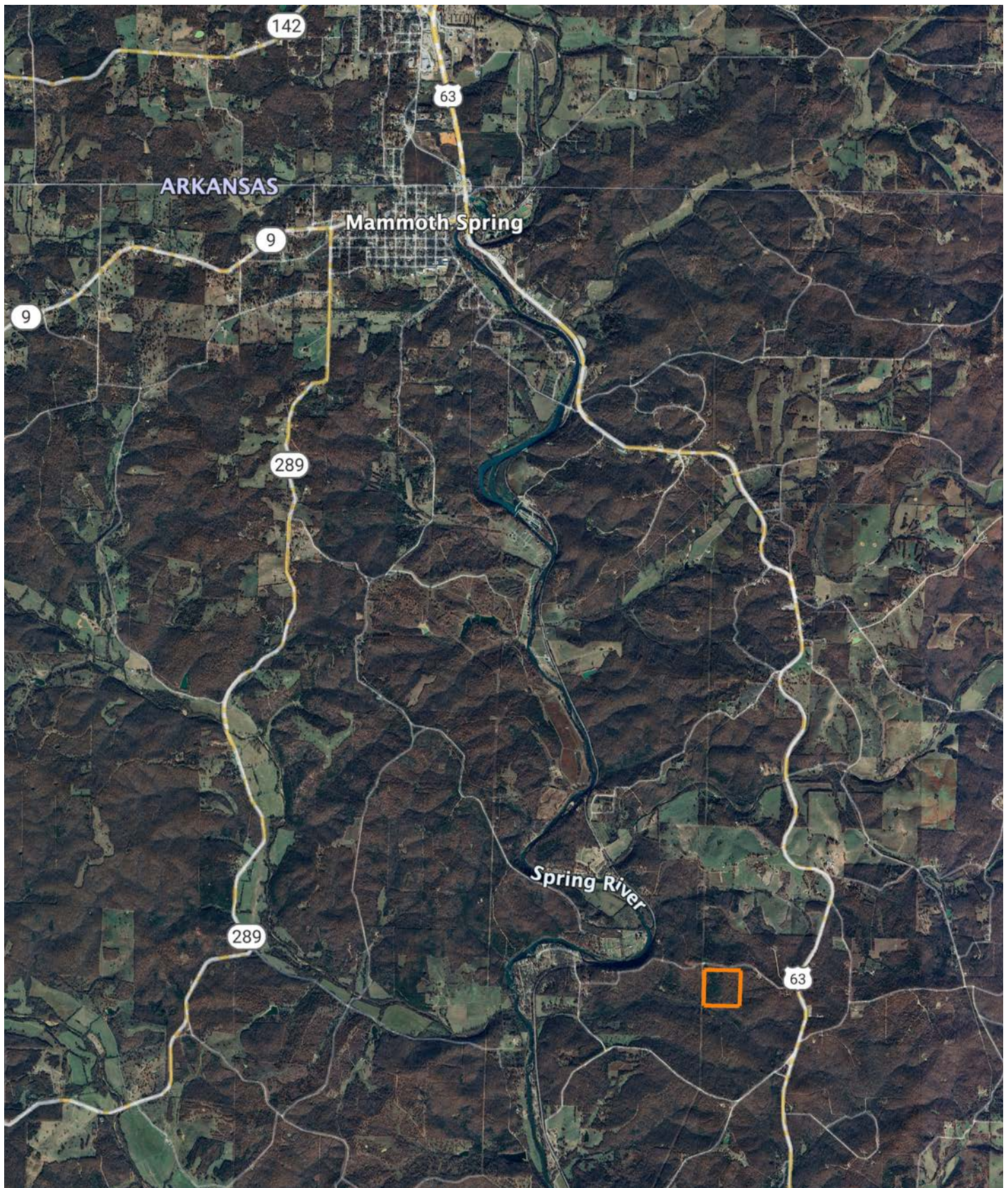
Area Symbol: AR049, Soil Area Version: 9											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
18	Gepp very gravelly silt loam, 8 to 20 percent slopes	29.10	73.4%		> 6.5ft.	Vle	49	49	39	30	31
17	Gepp very gravelly silt loam, 3 to 8 percent slopes	10.52	26.6%		> 6.5ft.	IVe	51	50	47	35	35
Weighted Average						5.47	*n 49.5	*n 49.3	*n 41.1	*n 31.3	*n 32.1

*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

870.759.3011

CBoyd@MidwestLandGroup.com



MidwestLandGroup.com

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