

MIDWEST LAND GROUP PRESENTS

23 ACRES IN

JOHNSON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LAND WITH HISTORY IN THE OZARK MOUNTAINS

Nestled alongside the Ozark Highlands Scenic Byway, on Highway 21, lies 23 +/- acres that have been in the same family since the 1800's. The property is bordered on the north, east, and south sides by Piney Creek's Wildlife Management Area. On the highway frontage, there are approximately 4 +/- acres cleared with water, electric, and an RV hookup. The remainder of the property is covered by large oak timber and benches, which will offer deer, turkey, and/or bear hunting.

For the adventurer, there is endless potential for this property, whether it be a basecamp for hunting, UTV/

ATV riding adventures in the Ozark National Forest, or hiking on the Ozark Highlands Trail. The property is located 4 miles north of the Ozark Highlands Trail Head, 30 miles south of Ponca, Arkansas, which is known for its large elk herd and rafting the Buffalo River.

There is also potential for your dream home in the Ozark Mountains with breathtaking views of the valley to the southeast of the property.



PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **ARKANSAS** | ACRES: **23**

- Bordered by Piney Creeks Wildlife Management Area
- Rural water and electric
- RV hookup
- Mature timber
- Abundant wildlife
- Secluded feeling with highway frontage
- 2 ponds
- 4 miles from Ozark Highlands Trailhead
- 32 miles north of Clarksville
- 30 miles south of Ponca
- Highway 21 and County Road 5570 frontage

RURAL WATER AND ELECTRIC



MATURE TIMBER



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 42' 54.14, -93° 24' 45.95

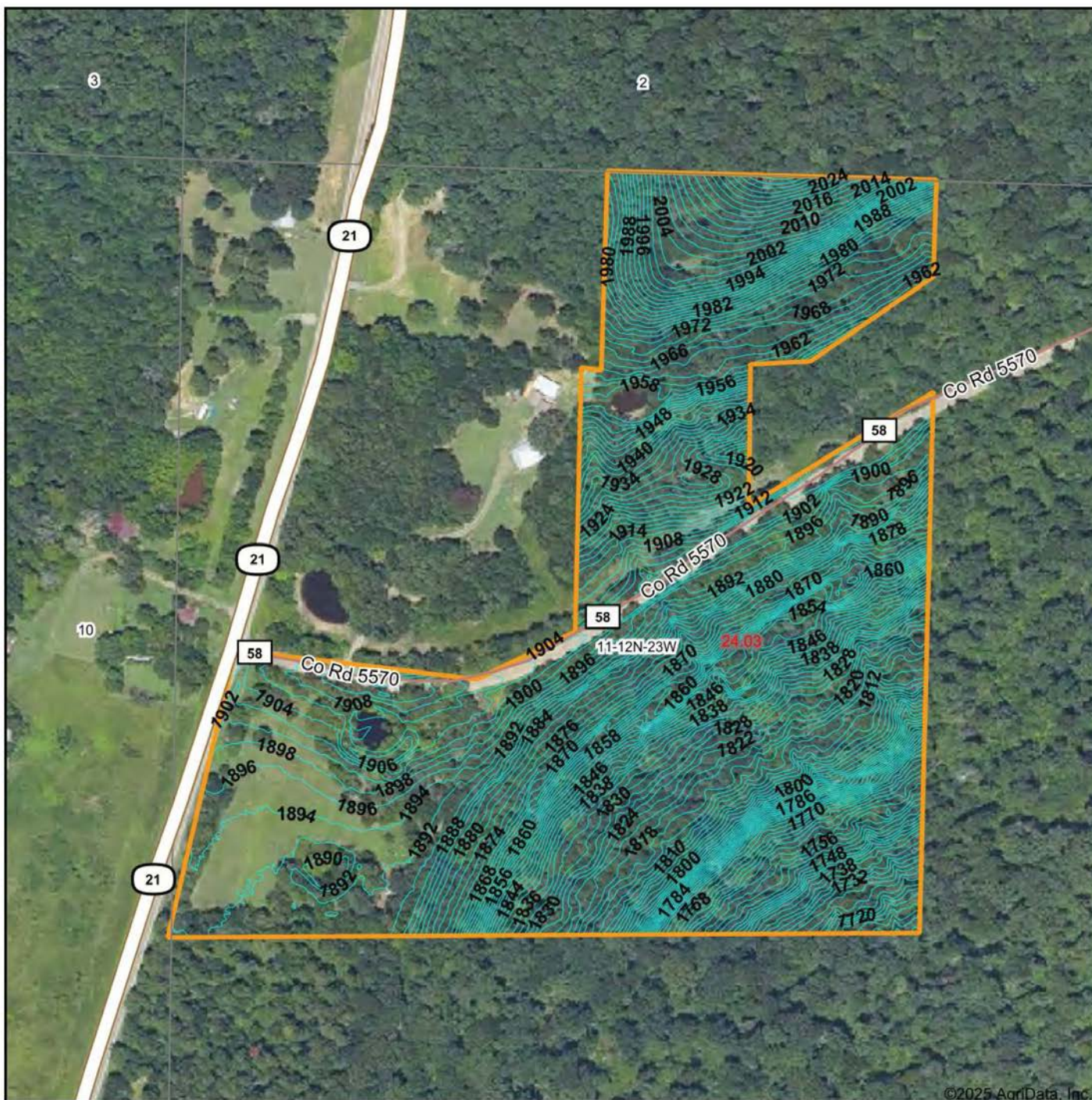
11-12N-23W
Johnson County
Arkansas

0ft 277ft 555ft



12/27/2025

TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 1,708.7

Max: 2,033.5

Range: 324.8

Average: 1,883.3

Standard Deviation: 68.7 ft

0ft 273ft 545ft

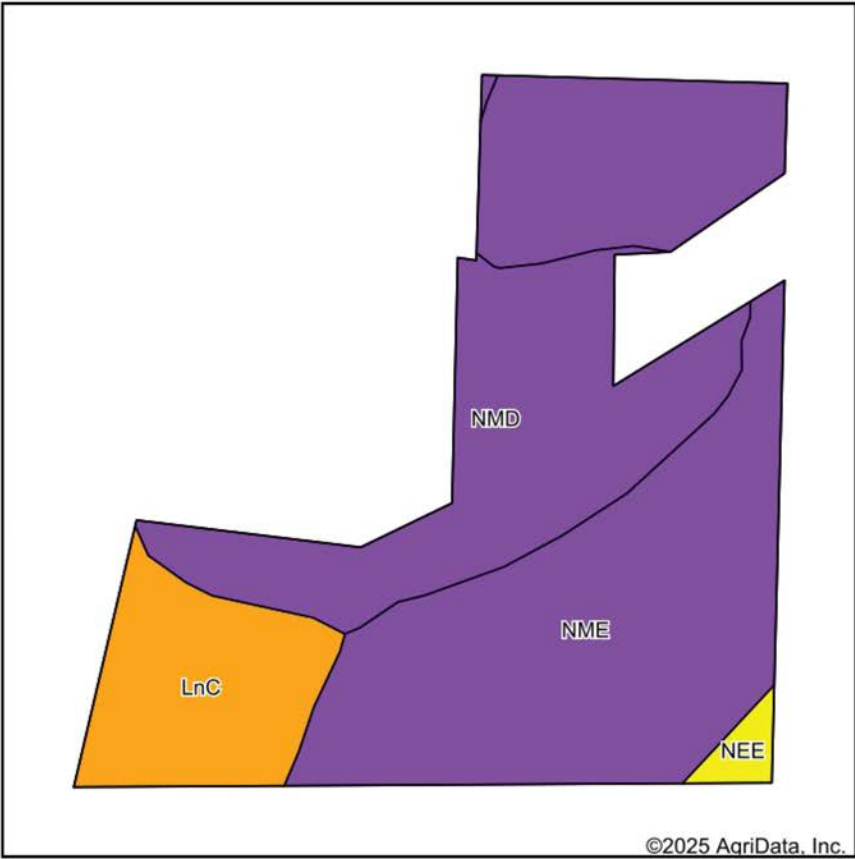


12/27/2025

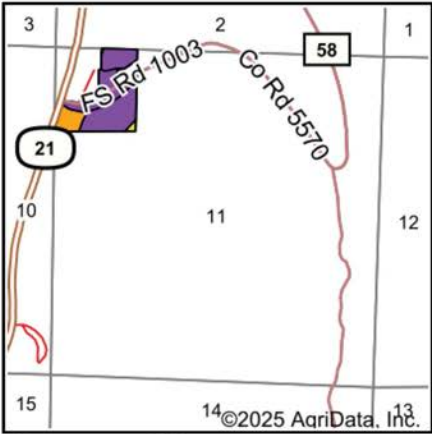
11-12N-23W
Johnson County
Arkansas

Boundary Center: 35° 42' 54.14, -93° 24' 45.95

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Johnson**
Location: **11-12N-23W**
Township: **Sherman**
Acres: **24.03**
Date: **12/27/2025**



Maps Provided By:



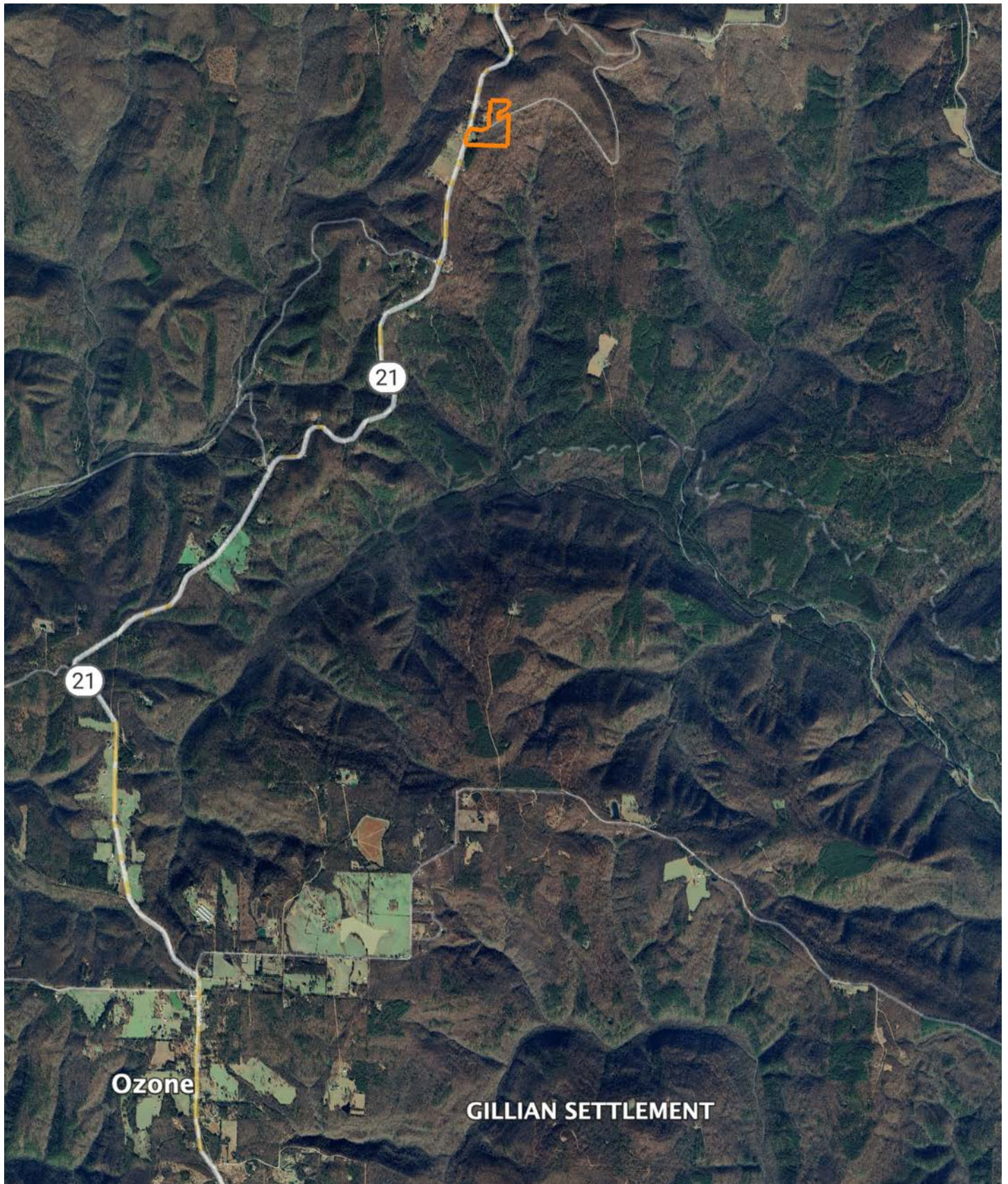
Area Symbol: AR071, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
NME	Nella-Mountainburg association, steep	13.57	56.4%		Vlls	11	7	4	10
NMD	Nella-Mountainburg association, rolling	6.60	27.5%		Vls	46	29	25	42
LnC	Linker fine sandy loam, 3 to 8 percent slopes	3.51	14.6%		Illle	38	1		7
NEE	Nella-Enders complex, 20 to 40 percent slopes	0.35	1.5%		IVe	11	7	4	11
Weighted Average					6.10	*n 24.6	*n 12.2	*n 9.2	*n 18.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



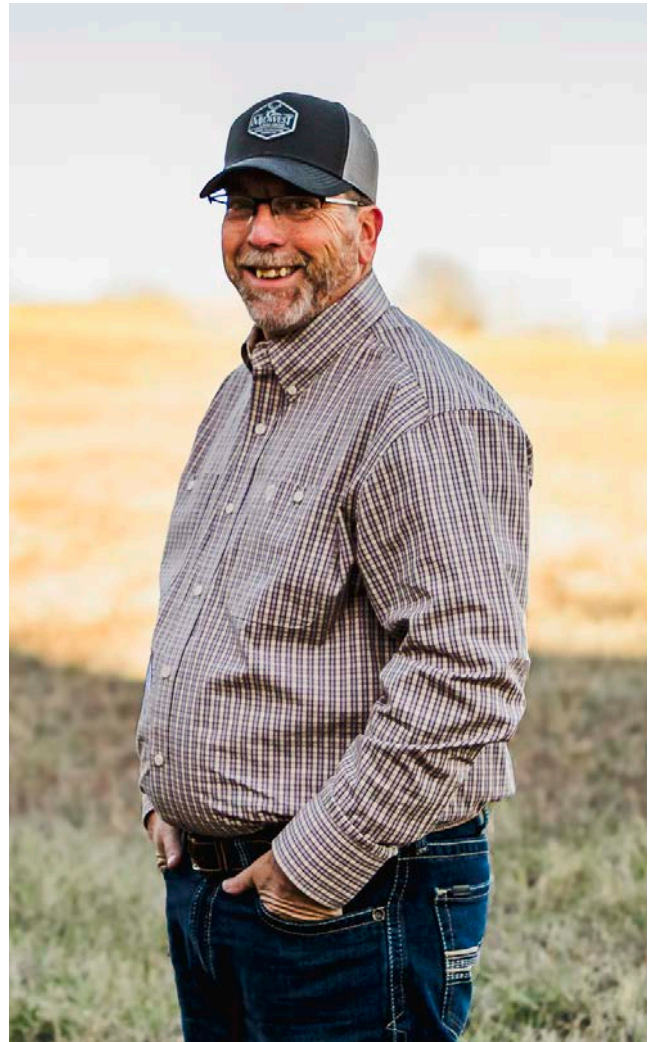
AGENT CONTACT

Born in Paris and raised in Scranton, Arkansas, Michael Joe Johnson has spent his entire life connected to the land, the people, and the rural way of life that defines West Central Arkansas. Growing up on a small farm and later discovering his passion for whitetail and turkey hunting in the early 2000s, Michael Joe developed an appreciation for land not only for its value, but for the memories, opportunities, and legacy it provides.

Michael Joe's journey into land sales began from the other side of the table - when he purchased his own farm through Midwest Land Group in 2020. The professionalism, communication, and continued follow-up he received made a lasting impression, inspiring him to help others experience that same level of service. As a former business owner who operated Johnson Industrial Coatings across five states for more than a decade, he understands client expectations, large-scale projects, and the importance of clear and dependable communication.

Whether advising on setting up bare farms for hunting or guiding first-time land buyers through a major investment, Michael Joe brings empathy and firsthand experience to every conversation. A former school board member for four years, a devout Christian, and member of American Legion Post 258, he is proud to serve the region he calls home with honesty, work ethic, and the ability to find common ground with just about anyone.

When you're ready to buy or sell rural property in West Central Arkansas, Michael Joe Johnson is ready to help every step of the way.



MICHAEL JOE JOHNSON, LAND AGENT

479.449.2227

MJohnson@MidwestLandGroup.com



MidwestLandGroup.com

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