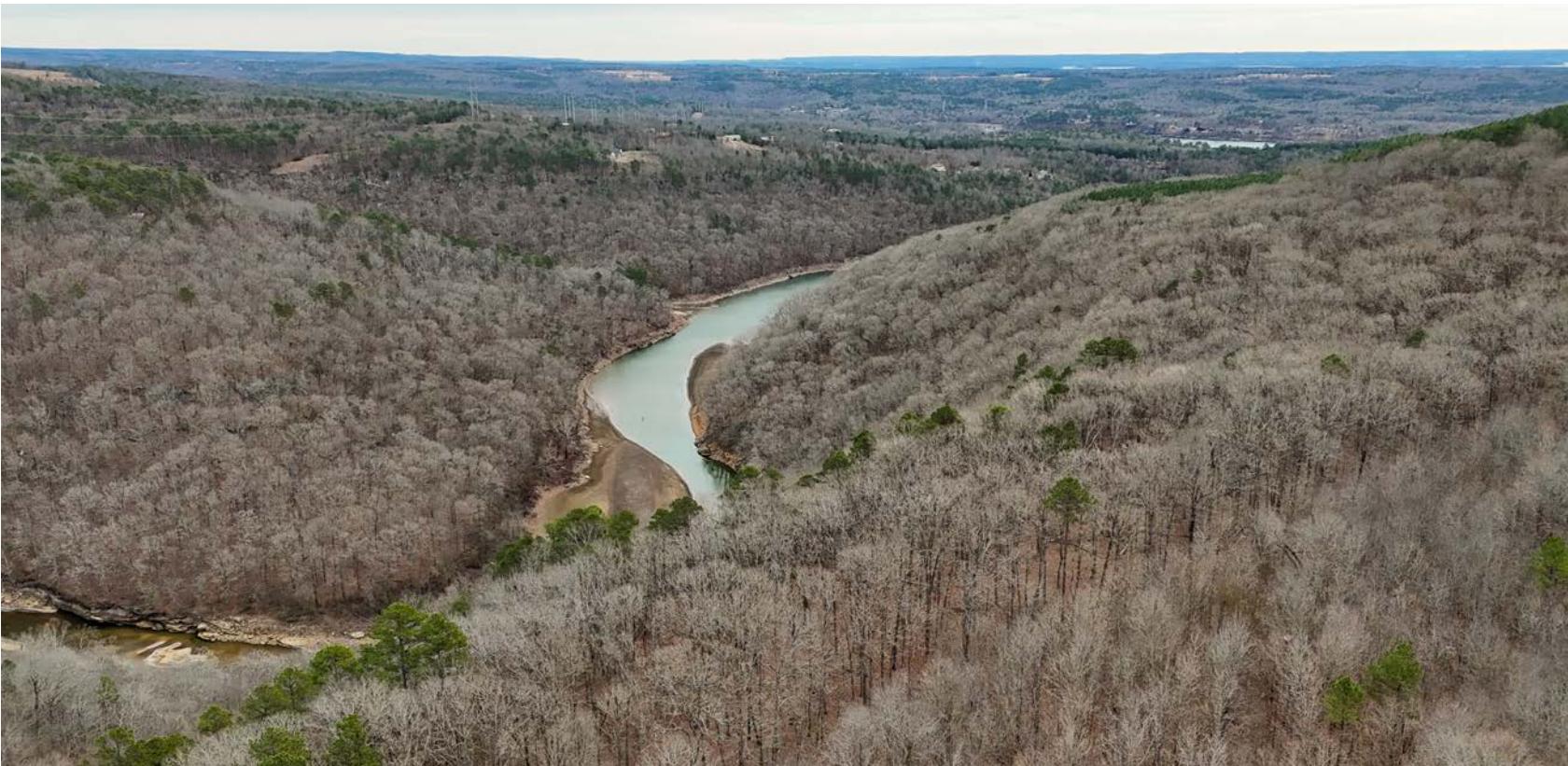


MIDWEST LAND GROUP PRESENTS

115 ACRES
CLEBURNE COUNTY, AR

OLD BREWER ROAD, EDGEMONT, ARKANSAS 72044



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RUGGED BEAUTY ON THE NORTH SHORE OF GREERS FERRY LAKE

Nestled alongside Hill Creek and Greers Ferry Lake WMA is 115 +/- acres of beautiful hardwood and pine timber. Great for hunting or hiking. With several exposed rock faces, shallow caves, and overlooks that are breathtaking. A power line right-of-way bisects the northern part of the property, allowing for clear views of the ridge top to the east.

Two potential build sites on the southern part of the property that can be accessed by a road along the

southwest edge of the property. Two trails lead off the road to gorgeous open timber with rock outcroppings that overlook Hill Creek below.

Multiple whitetail rubs and scrapes can be seen throughout the entirety of the property. With an abundant supply of white oak acorns, the turkey population thrives. Great access from Old Brewer Road, with electric along the road. This is a must-see to appreciate the property.



PROPERTY FEATURES

COUNTY: **CLEBURNE** | STATE: **ARKANSAS** | ACRES: **115**

- Abundant wildlife
- Secluded area
- Views of Greers Ferry Lake
- Hardwood and pine timber
- 2 build locations
- Breathtaking views
- Well-maintained gravel road
- 18 miles to Greers Ferry
- 16 miles to Fairfield Bay
- Electric at road



ABUNDANT WILDLIFE



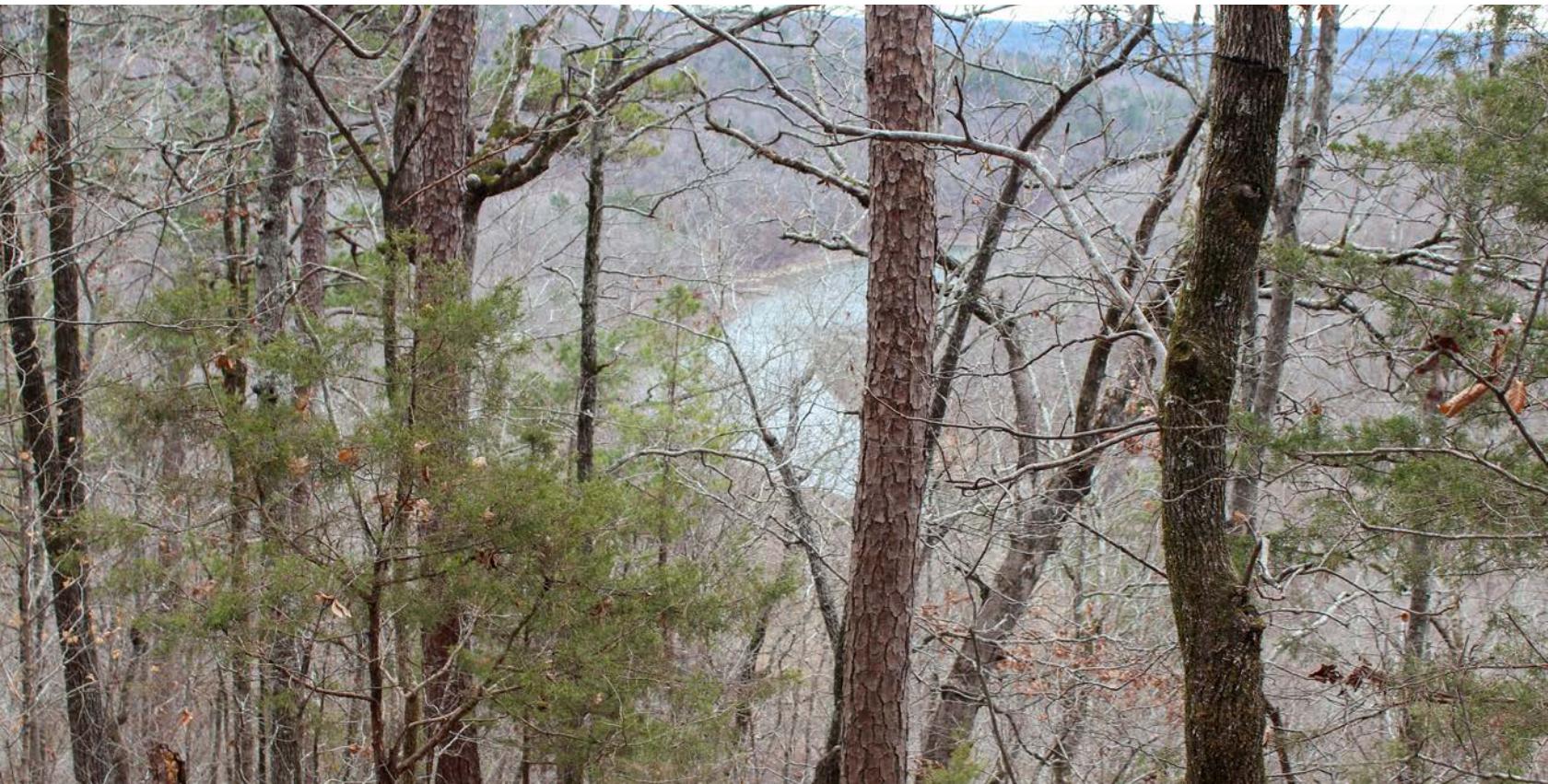
SECLUDED AREA



HARDWOOD AND PINE TIMBER



VIEWS OF GREERS FERRY LAKE



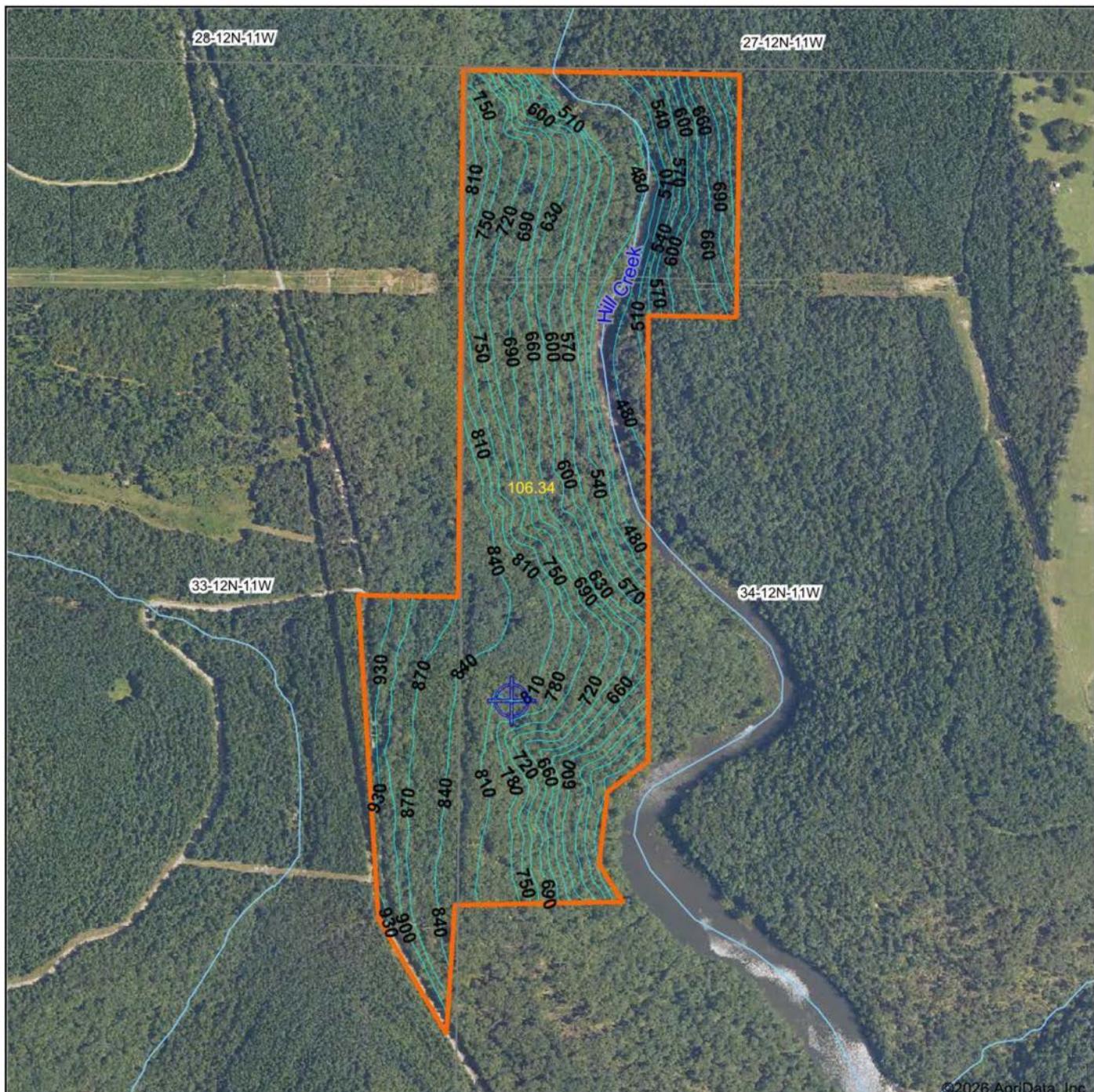
TRAILS & DEER SIGN



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem

0ft 737ft 1474ft

Interval(ft): 30.0

Min: 464.2

Max: 958.9

Range: 494.7

Average: 695.0



34-12N-11W

Cleburne County

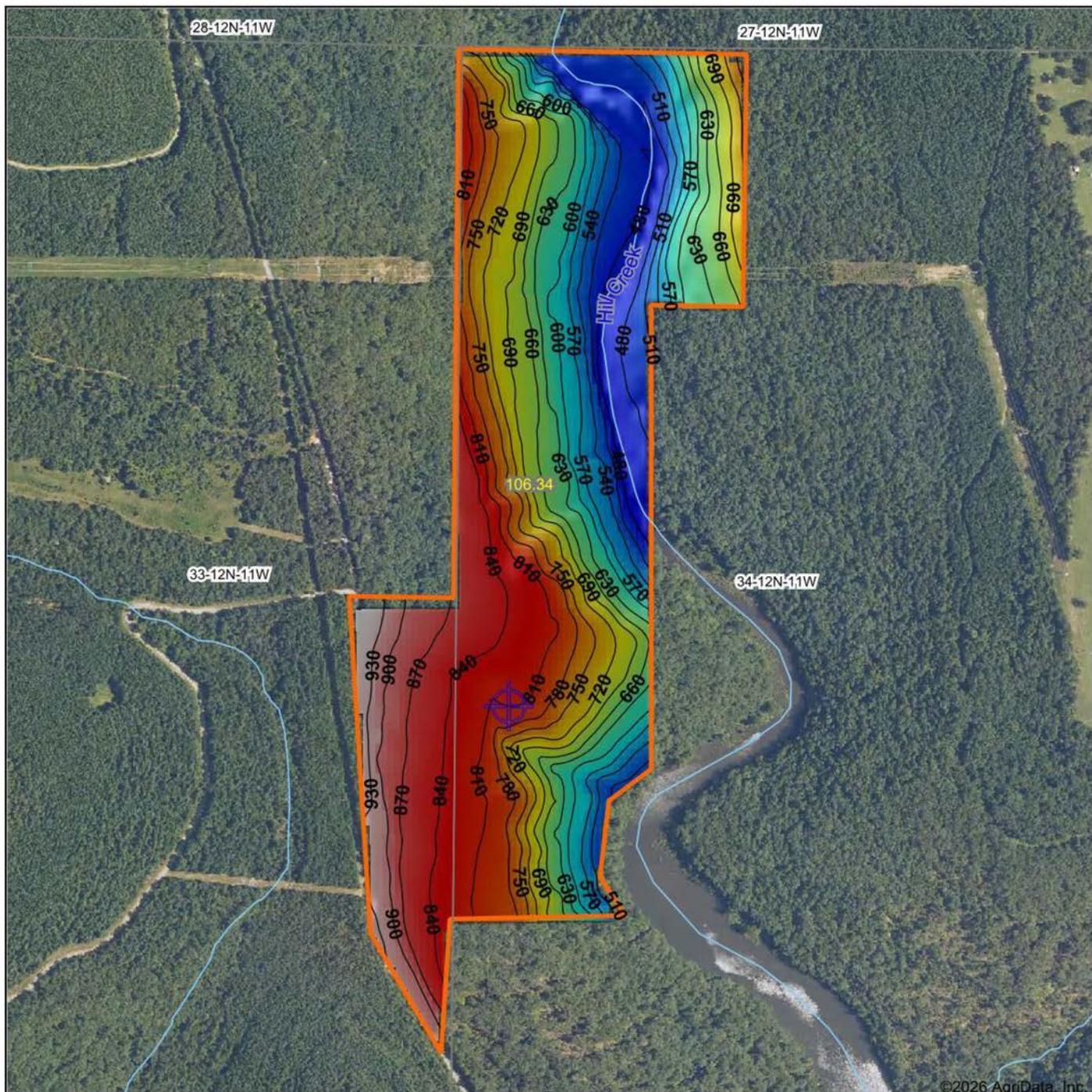
Arkansas

1/13/2026

Boundary Center: 35° 37' 51.48, -92° 9' 24.21

Standard Deviation: 136.09 ft

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety[®]
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025
www.AgnDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 30

Min: 464.2

Max: 958.9

Range: 494.7

Average: 695.0

Standard Deviation: 136.09 ft

0ft

707ft

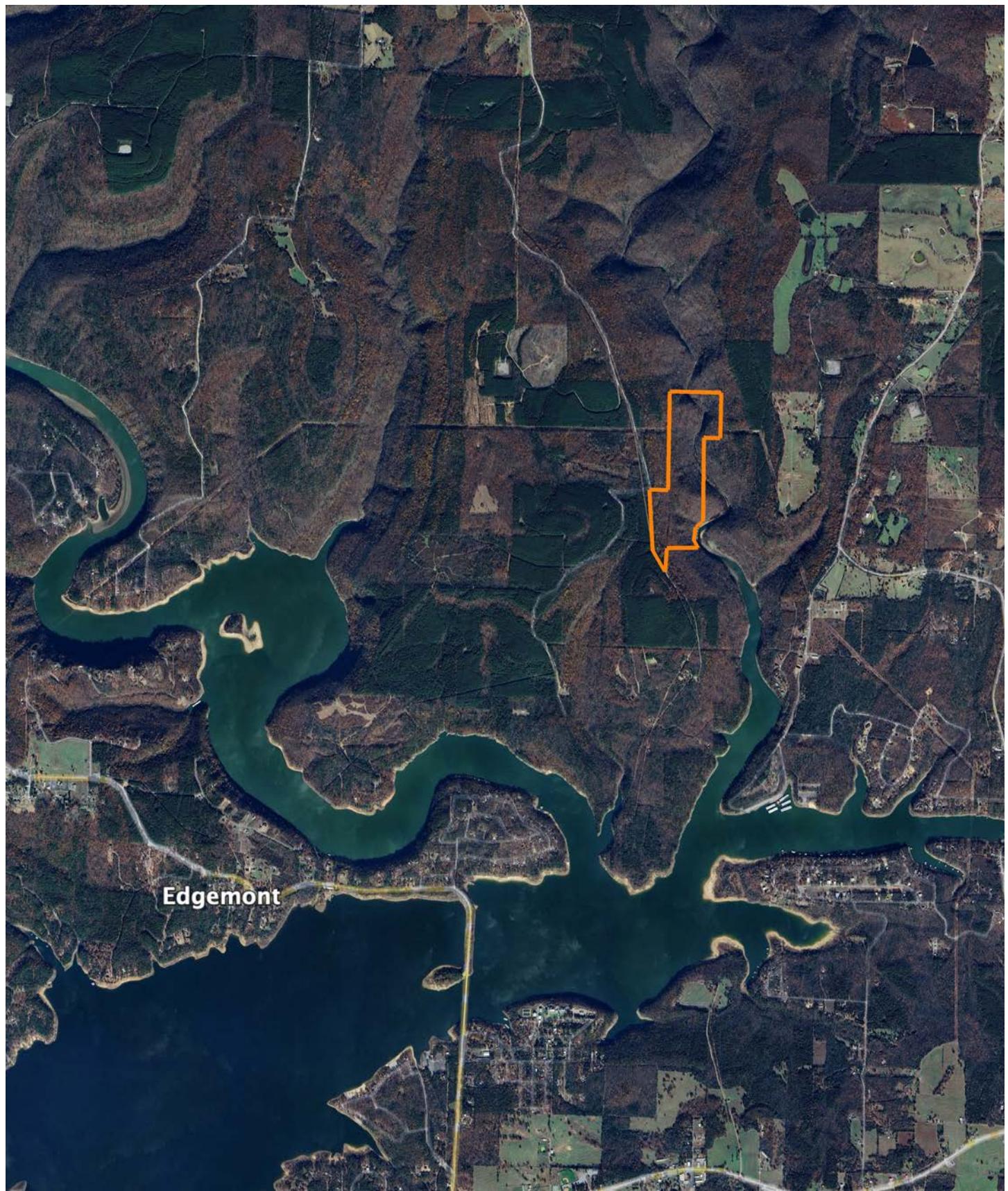
1414ft



34-12N-11W
Cleburne County
Arkansas
1/13/2026

Boundary Center: 35° 37' 51.48, -92° 9' 24.21

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

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MidwestLandGroup.com

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