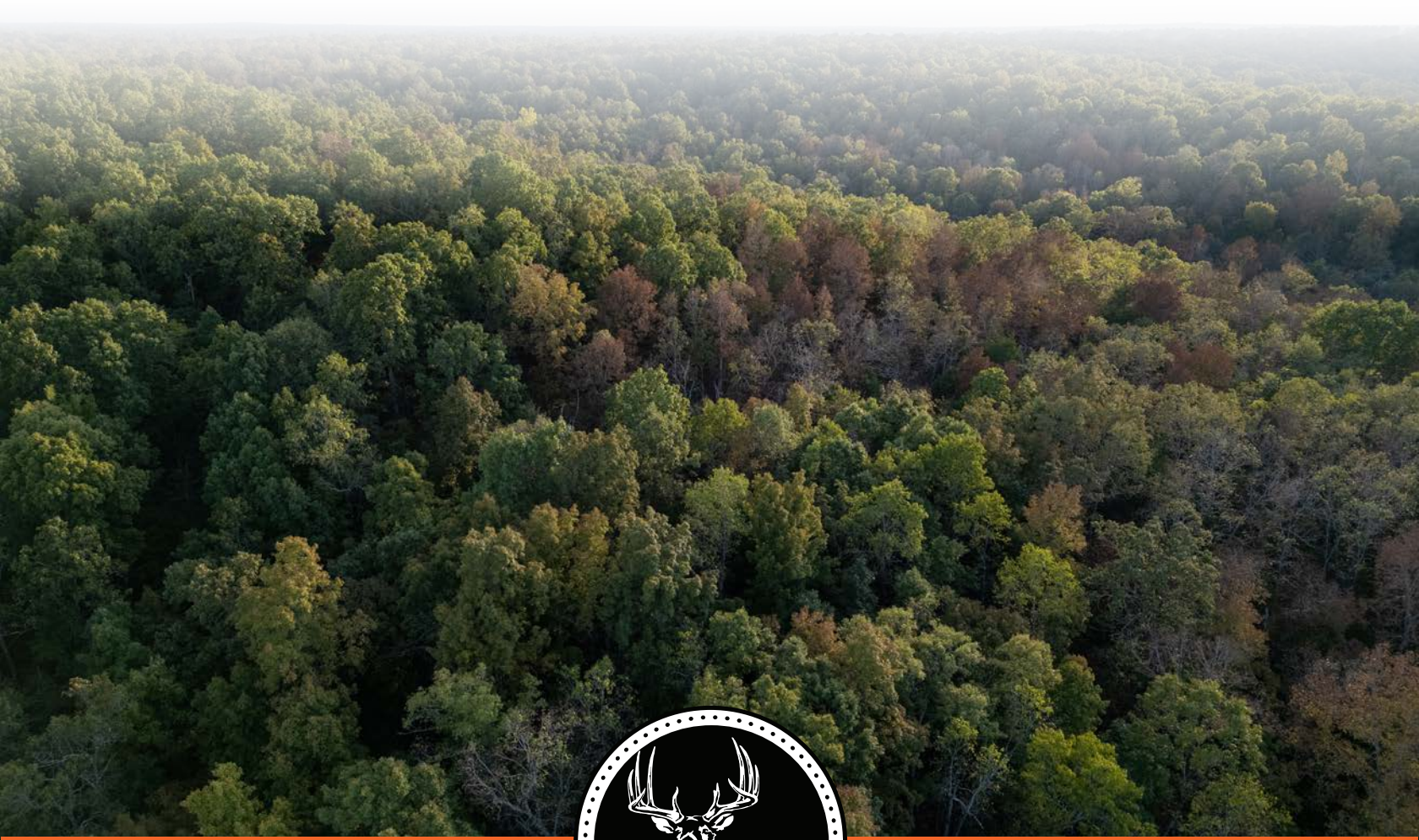


MIDWEST LAND GROUP PRESENTS

240 ACRES IN

RANDOLPH COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WHERE BIG DEER AND ABUNDANT TURKEY THRIVE - 240 +/- ACRES OF PRIME OZARK HABITAT

Just east of the quiet crossroads of Wirth, Arkansas, a county road slips into the hills of Randolph County and becomes McFarr Trail. From there, you will find 240 +/- acres of Ozark ground that is shaped by topography and careful stewardship.

This is a farm defined by variety. Mixed hardwoods cover the ridges and hollows, broken by open pockets perfectly suited for food plots. Flat ridge tops invite you to slow down and take in the view, while steep ravines drop away into shadow and timber. Rock outcroppings rise from the hillsides, giving the property a rugged, almost timeless feel. An extensive internal trail system winds through it all, making every corner of the farm accessible on foot, ATV, or side-by-side.

Water is a constant presence here. Two ponds provide dependable sources for wildlife, while Janes Creek slips through the northeast corner of the property, adding movement, sound, and life. It's easy to imagine early mornings with fog lifting off the creek bottom as the woods wake up around you.

Wildlife is the heartbeat of this place. The property is loaded with big whitetails, and turkeys are plentiful, moving through the hardwoods and openings throughout the year. Multiple well-built box stands are already in place, positioned with intention and experience. An off-grid cabin provides a simple and comfortable base

camp. A perfect place to relax after a long day in the woods.

What truly sets this farm apart is the work that's already been done. Enrolled in the NRCS EQUIP program from 2020 through 2023, the property has benefited from a series of habitat-focused improvements. Nearly 6,900 feet of firebreaks were bulldozed in 2020. Timber stand improvement was completed on 21.5 acres in 2021, along with prescribed burns across 53.7 acres. That momentum continued with burns on 39.7 acres in 2022 and another 21.5 acres in 2023. The result is a healthier forest, better cover, improved browse, and the kind of landscape that consistently holds and grows quality wildlife.

With county road frontage on two sides, multiple prime build sites, and electricity available through Clay County Co-op, this property balances seclusion with accessibility. It's the kind of place that works as hard as it plays. Whether your vision is a legacy hunting property, a private retreat, or a long-term land investment, this is the property for you.

In a part of Arkansas known for its natural beauty, this Randolph County farm stands out not by being flashy, but by being well-managed, deeply diverse, and ready for its next chapter.

PROPERTY FEATURES

COUNTY: **RANDOLPH** | STATE: **ARKANSAS** | ACRES: **240**

- County road frontage on two sides, offering excellent access and multiple entry points
- Multiple potential build sites suitable for a home, lodge, or hunting cabin
- Diverse Ozark terrain with flat ridge tops, steep wooded ravines, and rock outcroppings
- Mixed hardwood timber providing strong mast production and quality wildlife cover
- Established openings and clearings are ideal for food plots and habitat enhancement
- Extensive internal trail system allowing easy travel throughout the entire property
- Two ponds provide year-round water sources for wildlife and recreation
- Janes Creek flows through the northeast corner of the property
- Proven big whitetail deer habitat with strong populations and excellent hunting history
- Plentiful wild turkey numbers throughout the property
- Multiple well-built box stands are already in place and strategically located
- Off-grid cabin providing a functional base camp for hunting and recreation
- Electricity available on site through Clay County Co-op
- Property enrolled in the NRCS EQUIP program from 2020–2023
- Approximately 6,900 feet of bulldozed firebreaks were completed in 2020
- 21.5 acres of timber stand improvement completed in 2021
- Prescribed burns completed on 53.7 acres in 2021
- Additional prescribed burns on 39.7 acres in 2022
- Final prescribed burns on 21.5 acres in 2023, improving habitat and timber health



MULTIPLE POTENTIAL BUILD SITES



JANES CREEK



TWO PONDS



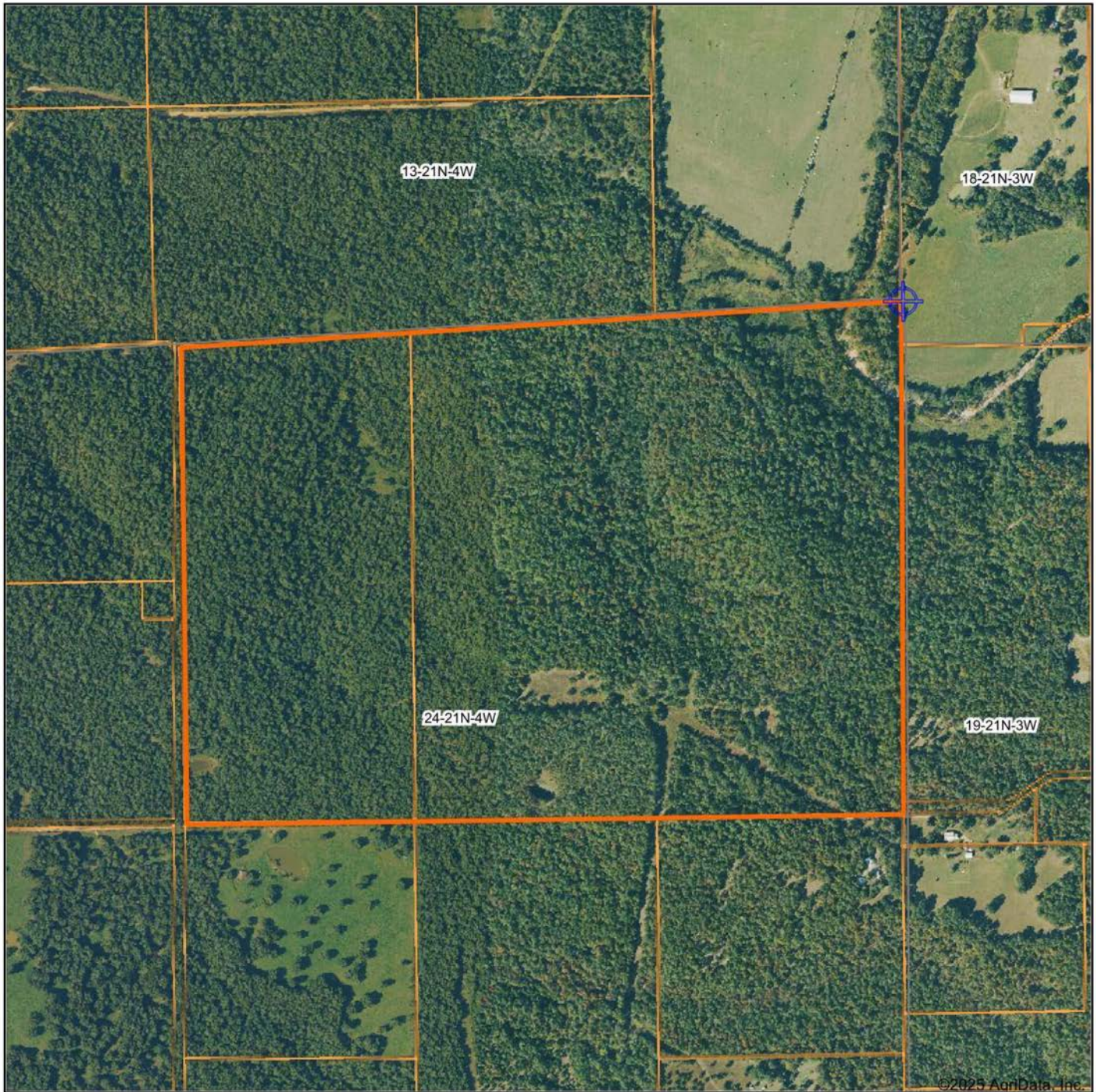
DIVERSE TERRAIN



PROVEN BIG WHITETAIL DEER HABITAT



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 27' 41.85, -91° 21' 1.66

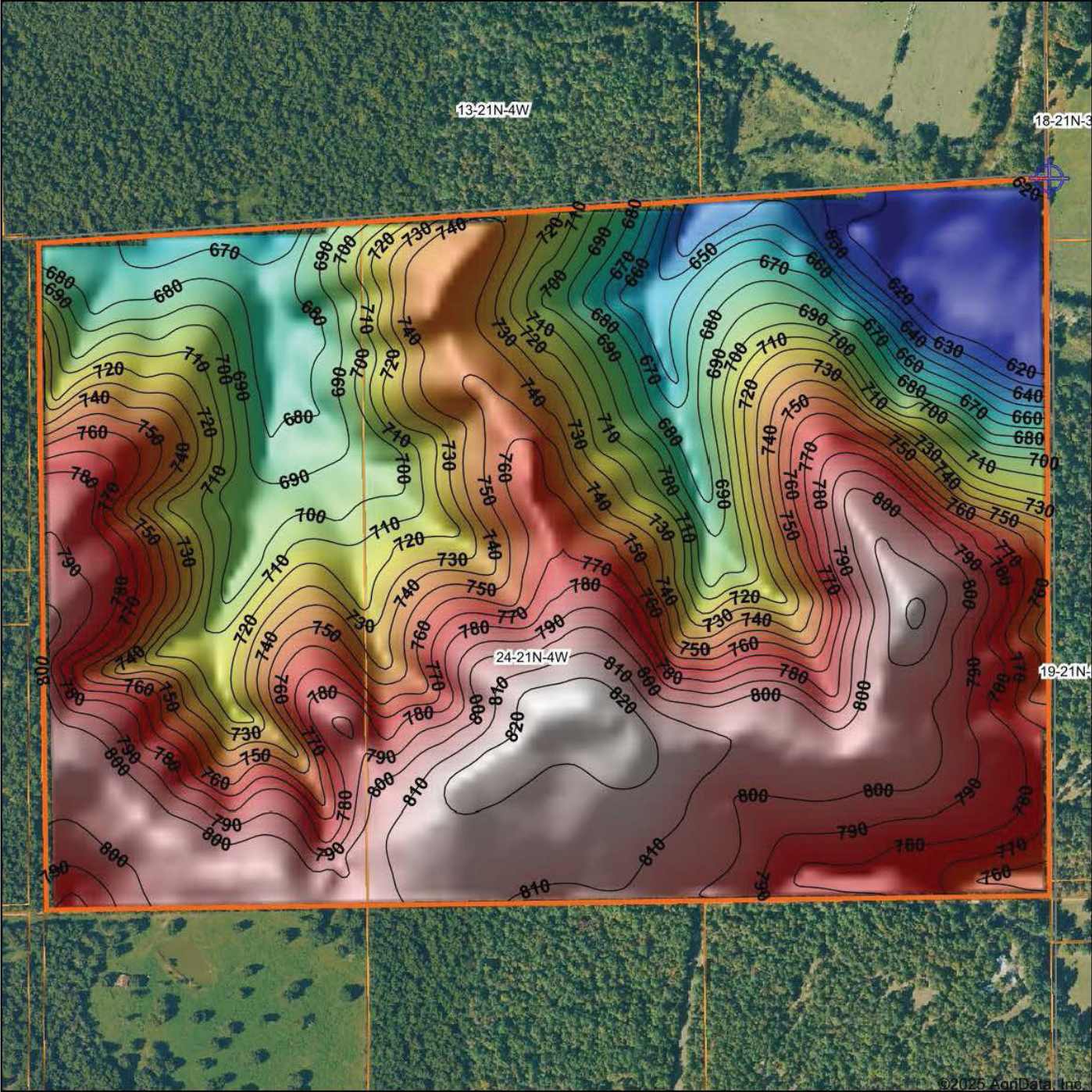
0ft 855ft 1710ft

24-21N-4W
Randolph County
Arkansas



10/16/2025

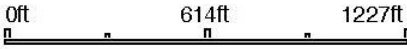
HILLSHADE MAP



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surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 608.8
Max: 829.0
Range: 220.2
Average: 745.4
Standard Deviation: 55.41 ft

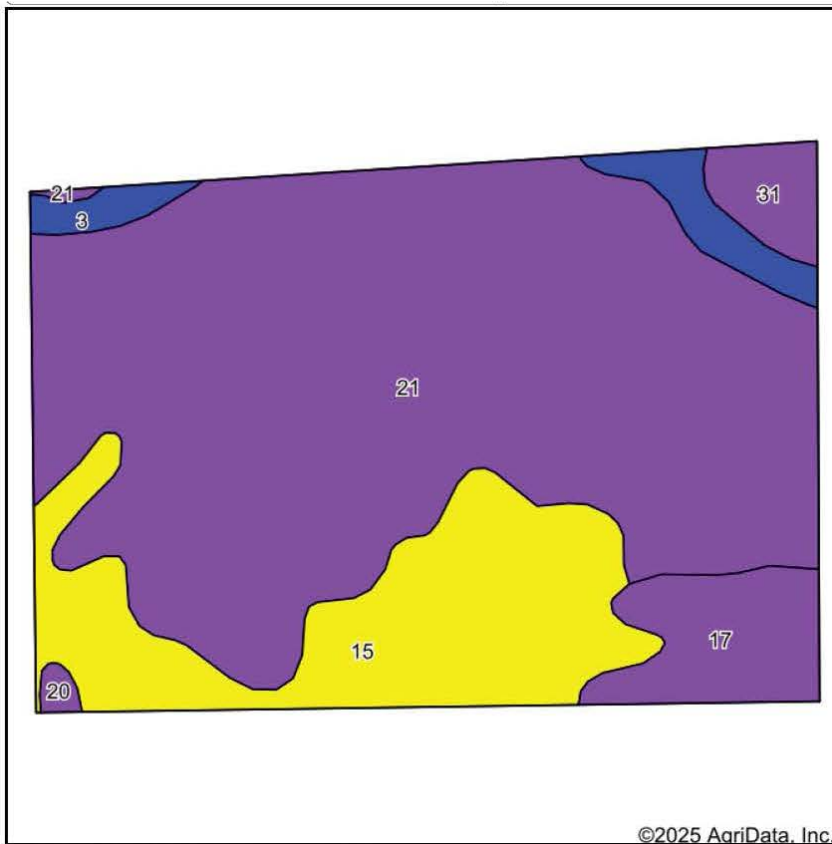


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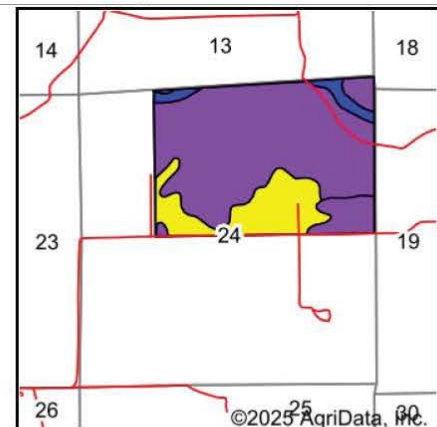
24-21N-4W
Randolph County
Arkansas

Boundary Center: 36° 27' 41.85, -91° 21' 1.66

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Randolph**
 Location: **24-21N-4W**
 Township: **Union**
 Acres: **247.41**
 Date: **10/16/2025**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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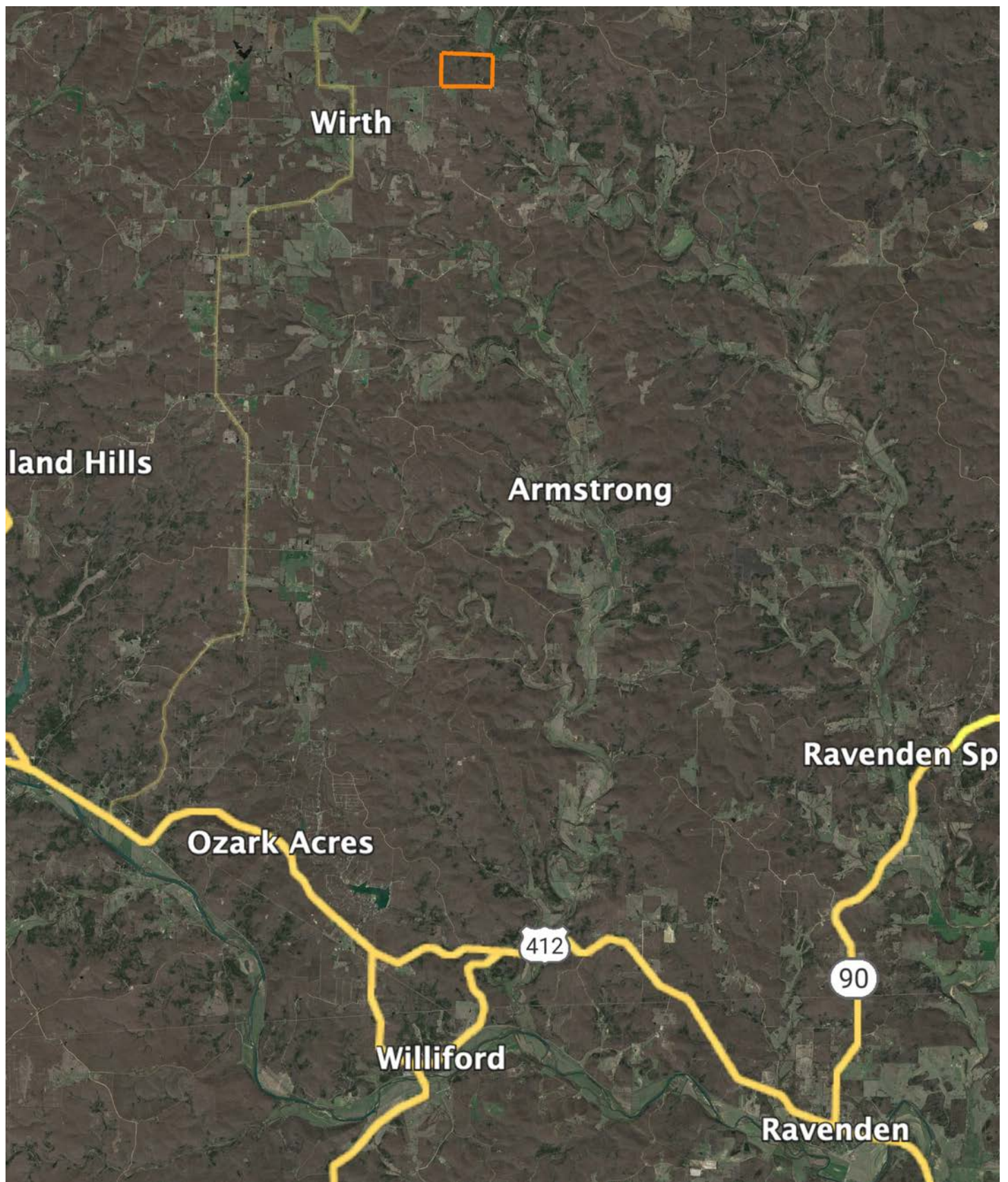
Area Symbol: AR121, Soil Area Version: 23

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
21	Gepp-Ventris association, steep	168.76	68.2%		2.6ft. (Paralithic bedrock)	Vlle	12	12	10	4	11
15	Doniphan-Gepp association, undulating	47.71	19.3%		> 6.5ft.	IVe	56	55	47	40	51
17	Gepp very gravelly silt loam, 8 to 12 percent slopes	14.95	6.0%		> 6.5ft.	Vle	50	50	45	35	34
3	Ashton silt loam, 0 to 1 percent slopes, occasionally flooded	8.95	3.6%		> 6.5ft.	IIw	90	89	80	82	82
31	Razort silt loam, 0 to 3 percent slopes, frequently flooded	6.09	2.5%		> 6.5ft.	Vw	74	74	62	64	70
20	Gepp-Ventris association, rolling	0.95	0.4%		2.6ft. (Paralithic bedrock)	Vle	44	44	36	28	39
Weighted Average						6.13	*n 27.3	*n 27	*n 23.2	*n 17.2	*n 24.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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