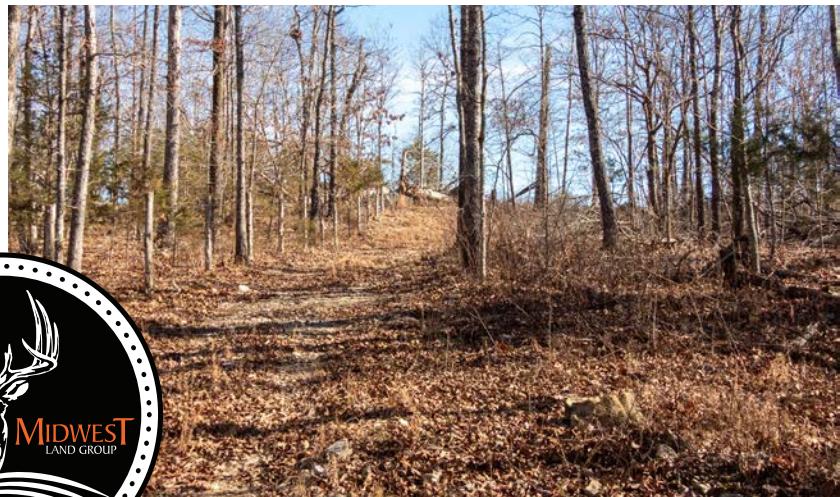


MIDWEST LAND GROUP PRESENTS

45.7 ACRES IN

SHARP COUNTY ARKANSAS



3968 HIGHWAY 167, ASH FLAT, AR 72513

MIDWEST LAND GROUP IS HONORED TO PRESENT

LIVE ON THE FRONT, HUNT ON THE BACK - 45.7 +/- ACRES SOUTH OF ASH FLAT, ARKANSAS

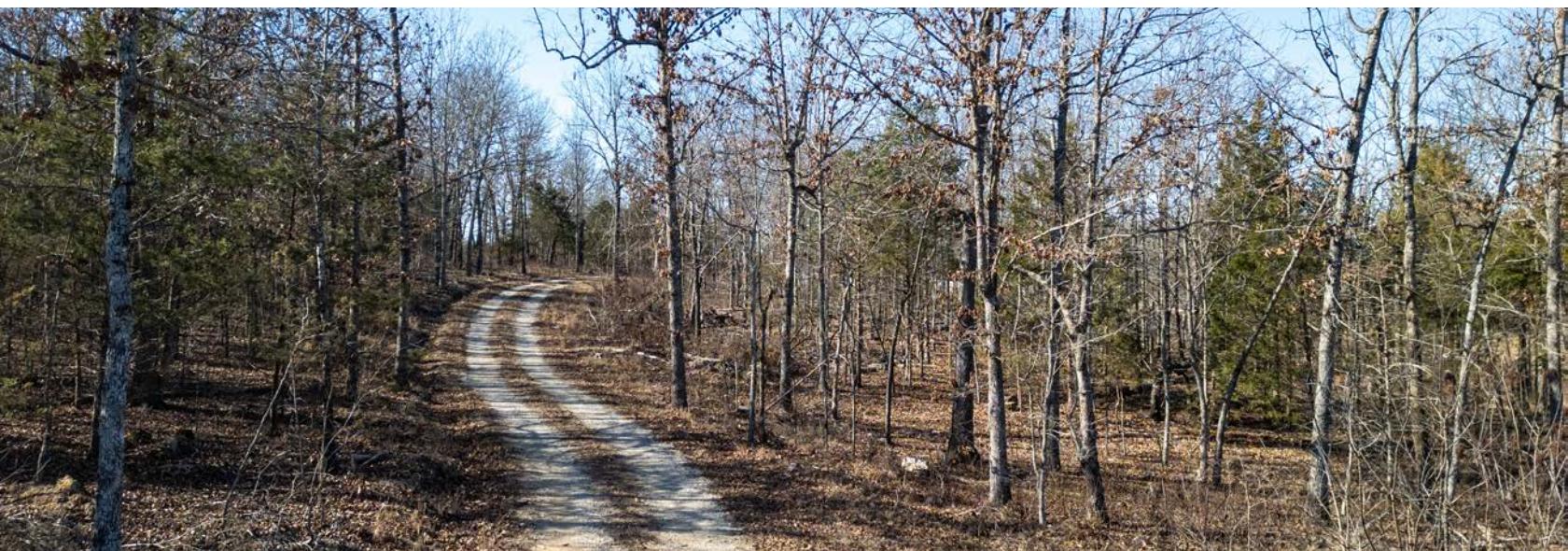
Nestled just south of Ash Flat, Arkansas, this 45.7 +/- acre Ozark retreat offers the rare combination of privacy, convenience, and endless opportunity. From the highway, an arched entryway welcomes you, and a winding drive meanders through mature trees, leading to a hilltop homesite with a sweeping valley view. The perfect place to build your dream home. Two concrete pads are already in place, with utilities ready. A 42'x40' pad for a house and a 36'x40' pad for a shop lend the ability to start building your vision immediately.

The landscape is a tapestry of rolling hills, marketable hardwood timber, and open meadows, threaded with trails that invite exploration. Surface water features include a small pond and a seasonal creek, with potential for another pond nestled in the valley below. The front of the property is ideal for living, while the back offers

prime hunting grounds, teeming with deer, turkey, and small game. All of these come together to create a perfect balance of comfort and adventure.

Modern conveniences blend seamlessly with country living here: city water, NAEC electricity, NEXT Fiber high-speed internet, and a septic system are all in place, allowing you to enjoy rural life without compromise. Whether you're dreaming of a private residence, a recreational retreat, a hunting paradise, or a small farm, or even a rental property, this tract delivers flexibility, beauty, and seclusion, all within easy reach of Ash Flat amenities.

Build your home on the hill, watch the wildlife scamper through the valley, and explore your own private retreat. Here, the front is home, and the back is your sanctuary.



PROPERTY FEATURES

COUNTY: **SHARP** | STATE: **ARKANSAS** | ACRES: **45.7**

- Rolling topography
- Approximately 350 feet of highway frontage
- Arched entryway and winding tree-lined driveway
- Hilltop homesite with valley views
- 42'x40' house pad with utilities
- 36'x40' shop pad with utilities
- City water, NAEC electricity, NEXT Fiber internet, septic system
- Small pond, seasonal creek, and potential valley pond site
- Marketable hardwood timber
- Trails throughout the property
- Abundant wildlife: deer, turkey, small game
- Convenient location, 1/2 mile south of Ash Flat, Arkansas city limits
- No restrictions



HOUSE AND SHOP PAD WITH UTILITIES

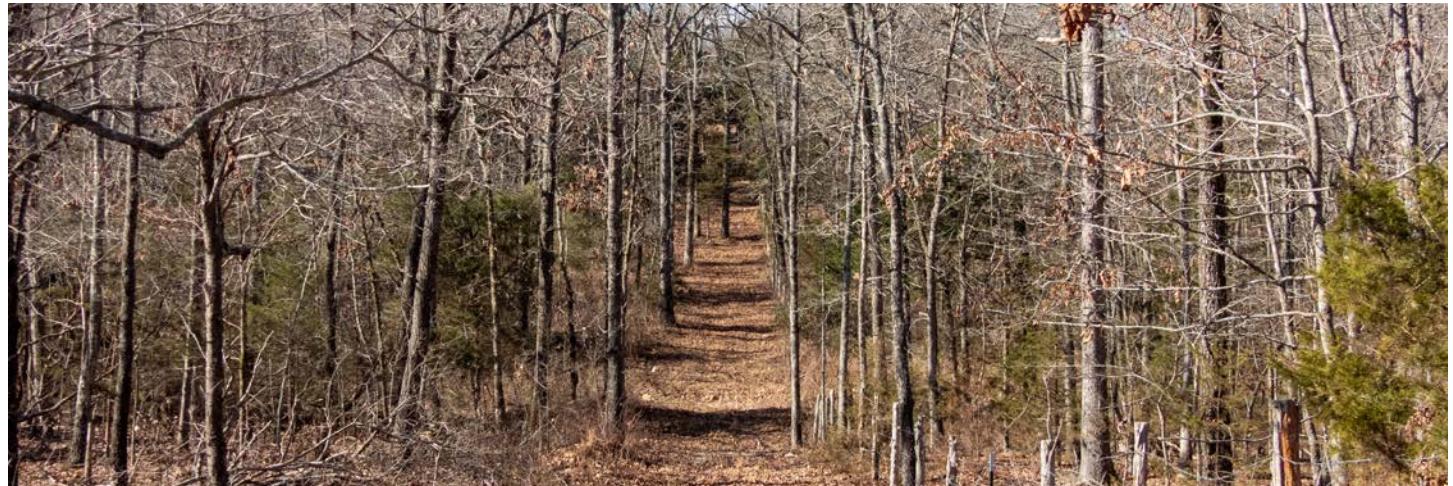
Two concrete pads are already in place, with utilities ready. A 42'x40' pad for a house and a 36'x40' pad for a shop lend the ability to start building your vision immediately.



SMALL POND



TRAILS THROUGHOUT



350 FEET OF HIGHWAY FRONTAGE



ABUNDANT WILDLIFE

The front of the property is ideal for living, while the back offers prime hunting grounds, teeming with deer, turkey, and small game. All of these come together to create a perfect balance of comfort and adventure.



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 11' 54.99", -91° 36' 52.96"

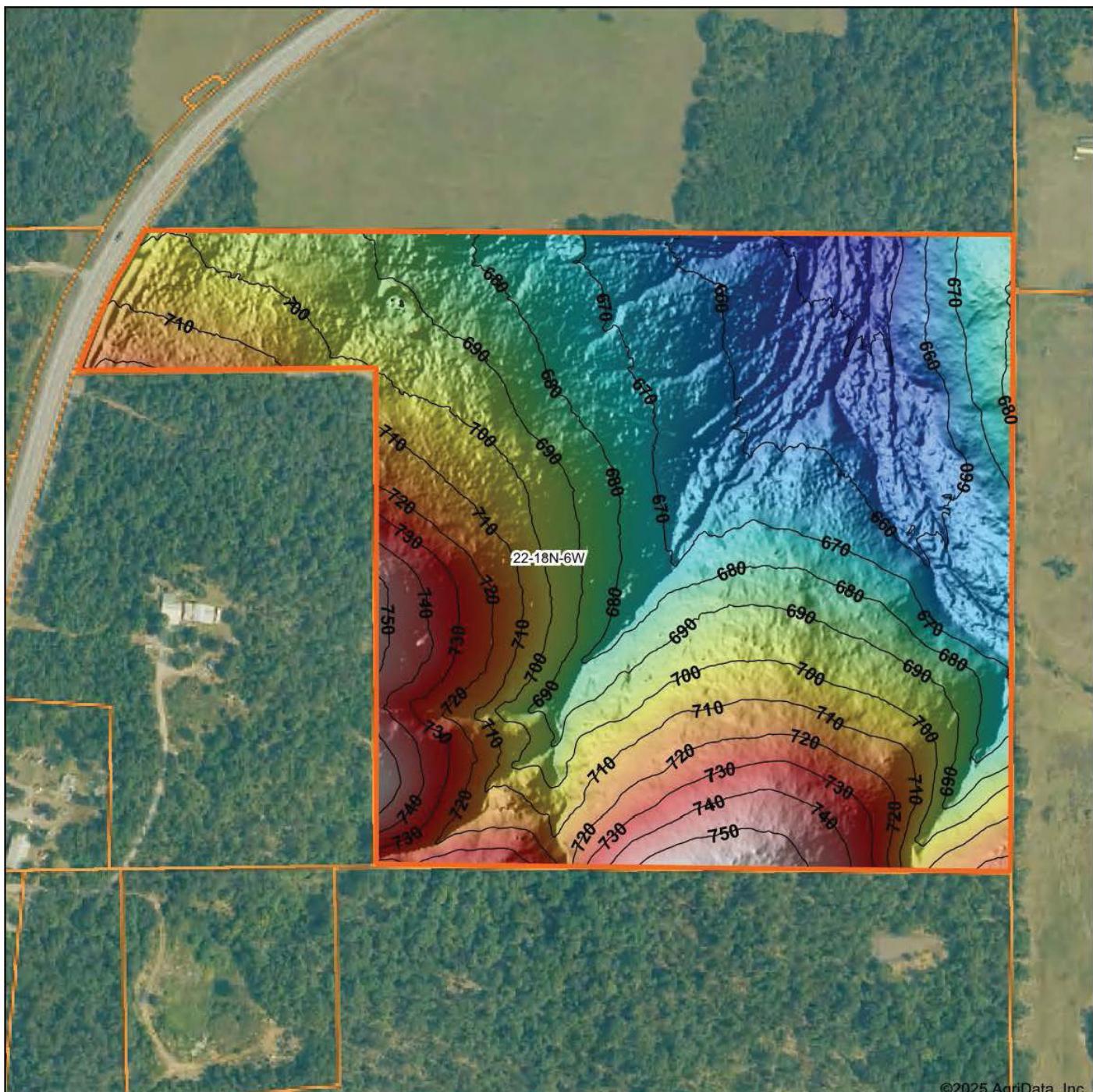
0ft 404ft 807ft

22-18N-6W
Sharp County
Arkansas



12/22/2025

HILLSHADE MAP



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

0ft 341ft 682ft

Min: 644.1

Max: 759.5

Range: 115.4

Average: 691.7


12/22/2025

22-18N-6W
Sharp County
Arkansas

Standard Deviation: 26.67 ft

Boundary Center: 36° 11' 54.99, -91° 36' 52.96

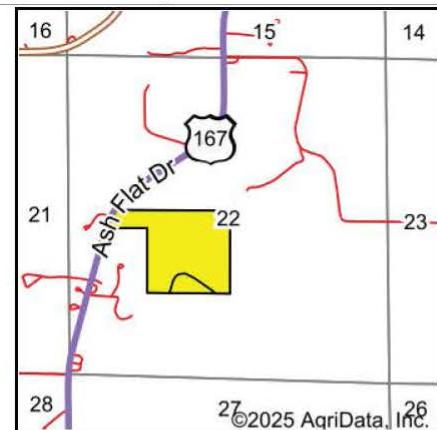
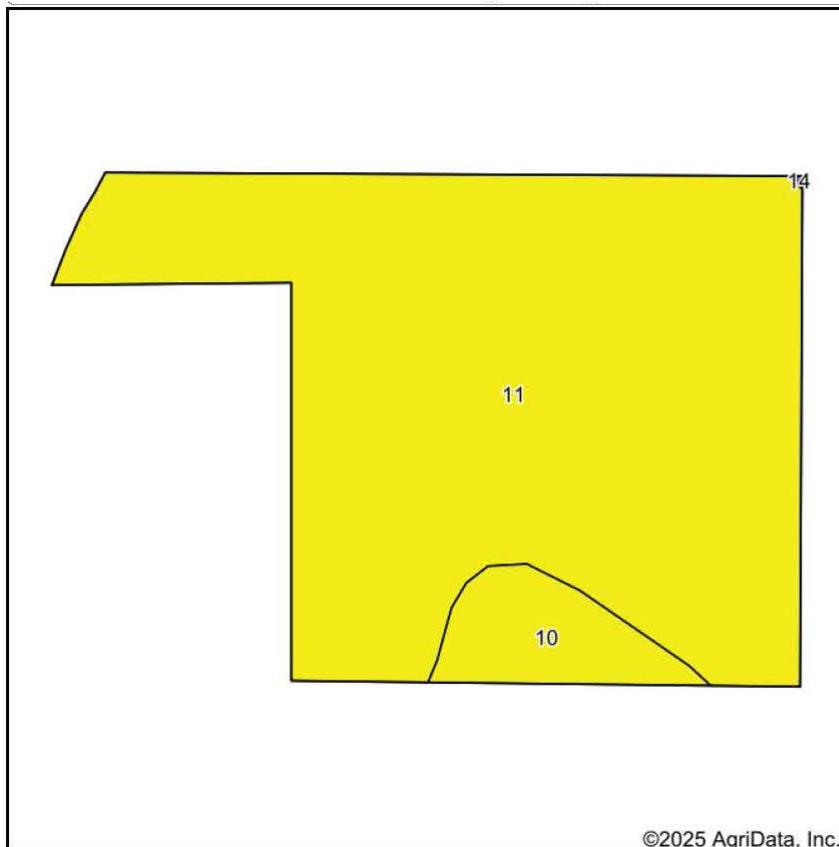


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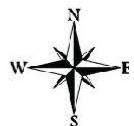
SOILS MAP



State: **Arkansas**
 County: **Sharp**
 Location: **22-18N-6W**
 Township: **Richwoods**
 Acres: **48.47**
 Date: **12/22/2025**



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Soils data provided by USDA and NRCS.

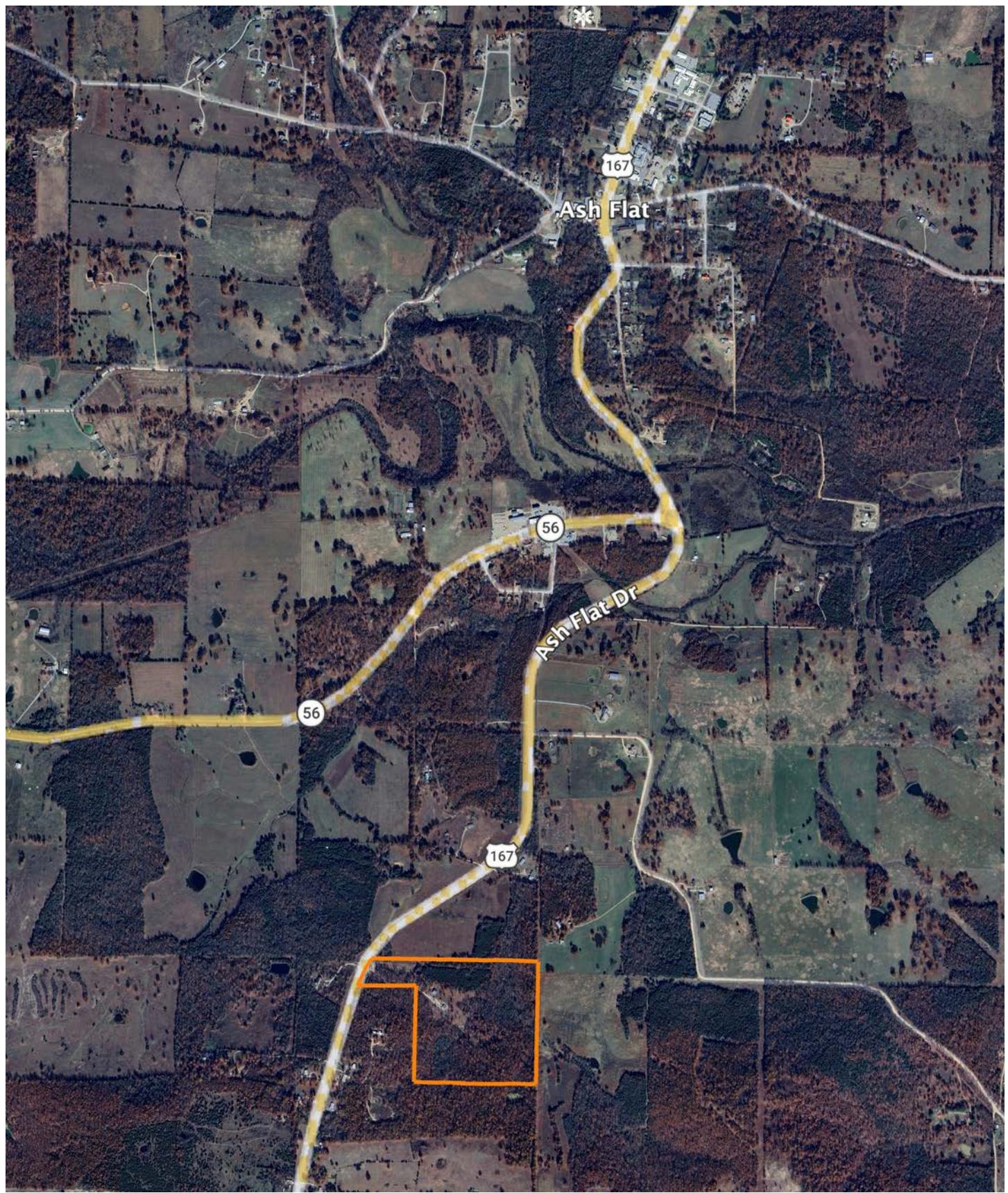
Area Symbol: AR135, Soil Area Version: 23

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
11	Gassville gravelly silt loam, 3 to 12 percent slopes	44.87	92.6%	■	3.2ft. (Paralithic bedrock)	IVe	47	43	46	30	38
10	Doniphan gravelly silt loam, 8 to 12 percent slopes	3.60	7.4%	■	> 6.5ft.	IVe	60	53	49	39	59
Weighted Average						4.00	*n 48	*n 43.7	*n 46.2	*n 30.7	*n 39.6

*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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MidwestLandGroup.com

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