

MIDWEST LAND GROUP PRESENTS

80 ACRES

CLEBURNE COUNTY, AR

142 WHITWORTH ROAD, CONCORD, ARKANSAS 72523



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY HOME AND HUNTING LAND ON 80 +/- ACRES IN CONCORD, ARKANSAS

Located on Whitworth Road in Concord, Arkansas, this 80 +/- acre Cleburne County property offers a rare mix of a move-in-ready home, practical improvements, and proven recreational value. It works equally well as a full-time residence, a family getaway, or a hunting-focused tract with the comfort and infrastructure already handled. The centerpiece is a 2018 modular home with 2,347 square feet of living space, 4 bedrooms, and 2 full baths. Comfort is covered with electric heat, central A/C, and a fireplace. The kitchen comes equipped with a dishwasher, garbage disposal, microwave, range/oven, and refrigerator, making the home truly turnkey from day one. For buyers prioritizing schools, the property is located in the Concord School District.

Outside, you will find a 40-foot shipping container converted into a shop and wired for both 120V and 240V. It is ideal for secure storage, projects, equipment, or a dedicated space for tools and hunting gear. Utilities and services are a strong plus for a rural property. Rural water is provided by Tumbling Shoals Water Authority, and electricity is provided by First Electric Cooperative. High-speed internet is available through Connect 2 First. Garbage pickup is provided by Waste Connection.

A septic system is already installed with a 1,000-gallon poly tank and field lines.

The land is what makes this tract stand out. It features mixed timber with hardwoods, pines, and cedars, along with diverse topography that creates natural travel corridors and multiple potential build or hunt sites. A spring on the property feeds a seasonal creek, adding a valuable water feature for wildlife and enhancing the overall character of the tract. Adding to the uniqueness is a cave on the property, a feature you do not see on most listings. For hunters, this place is set up and producing. A powerline right of way bisects the property and can be managed as a food plot, maintained as edge habitat, or used as a long shooting lane. A raised box blind is already in place, and the property is known to consistently produce quality deer.

The location keeps you close to the region's best amenities and recreation. The property is 21 miles southwest of Batesville, 20 miles southwest of the White River, 11 miles from Batesville Motor Speedway in Locust Grove, and 20 miles northeast of Heber Springs, Arkansas, and Greers Ferry Lake.



PROPERTY FEATURES

COUNTY: **CLEBURNE** | STATE: **ARKANSAS** | ACRES: **80**

- 80 +/- acres on Whitworth Road in Concord, Arkansas
- 2018 modular home, 2,347 square feet
- 4 bedrooms and 2 bathrooms
- Electric heat, central A/C, and fireplace
- Appliances: range/oven, refrigerator, microwave, dishwasher, garbage disposal
- Concord School District
- 40' shipping container shop wired for 120V and 240V
- Rural water: Tumbling Shoals Water Authority
- Electric: First Electric Cooperative
- High-speed internet: Connect 2 First
- Garbage service: Waste Connection
- Septic system in place: 1,000-gallon poly tank plus field lines
- Land: mixed timber (hardwoods, pine, cedar) and diverse topography
- Spring feeds a seasonal creek, plus a cave on the property
- Powerline right of way bisects property, ideal for food plot or shooting lane
- Raised box blind in place
- 21 miles southwest of Batesville, 20 miles southwest of the White River
- 11 miles to Batesville Motor Speedway (Locust Grove)
- 20 miles northeast of Heber Springs and Greers Ferry Lake



80 +/- ACRES



2,347 SQUARE FEET HOME



DIVERSE TOPOGRAPHY



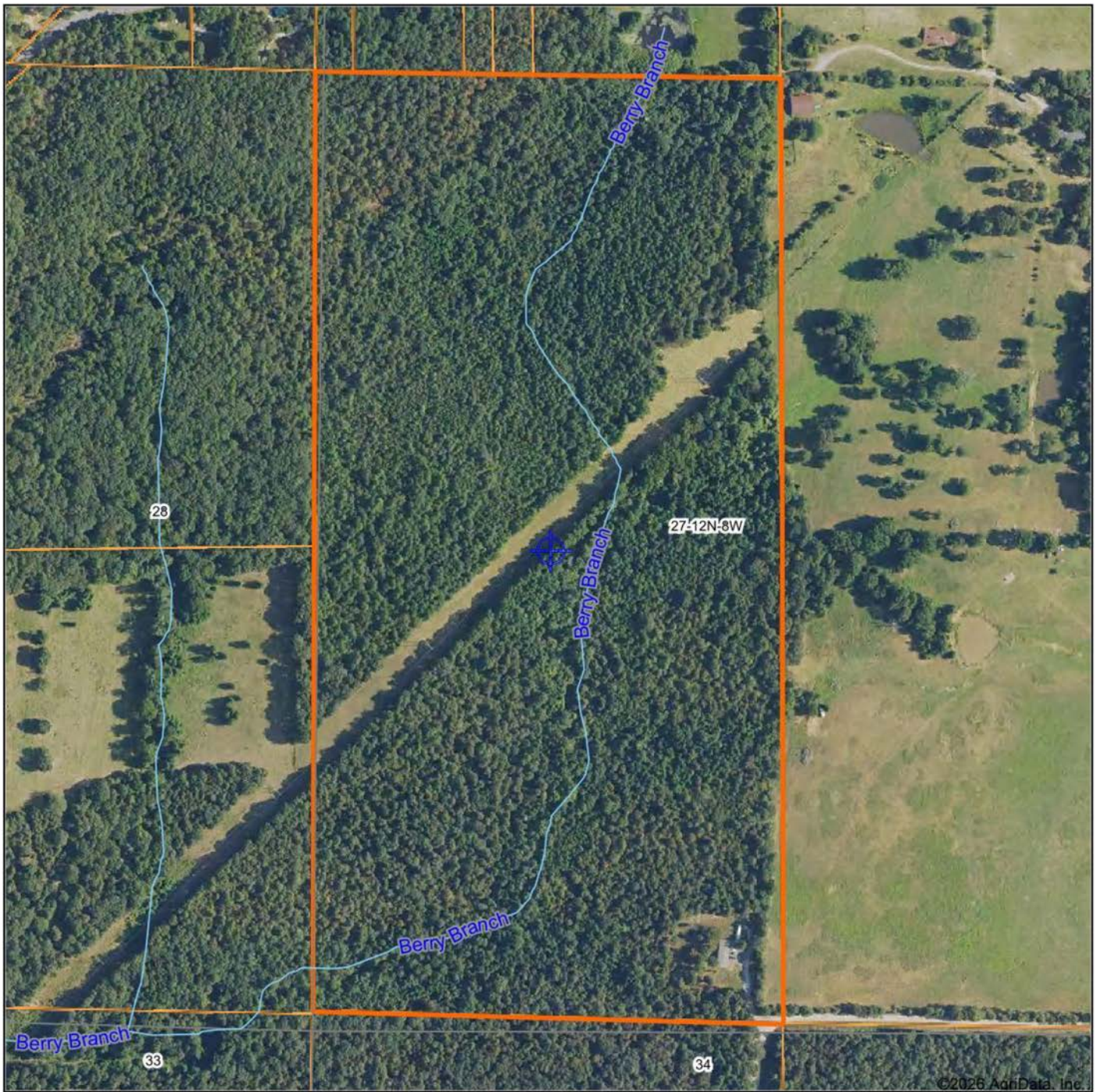
CAVE



TRAIL CAM PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 38' 30.69, -91° 50' 34.03

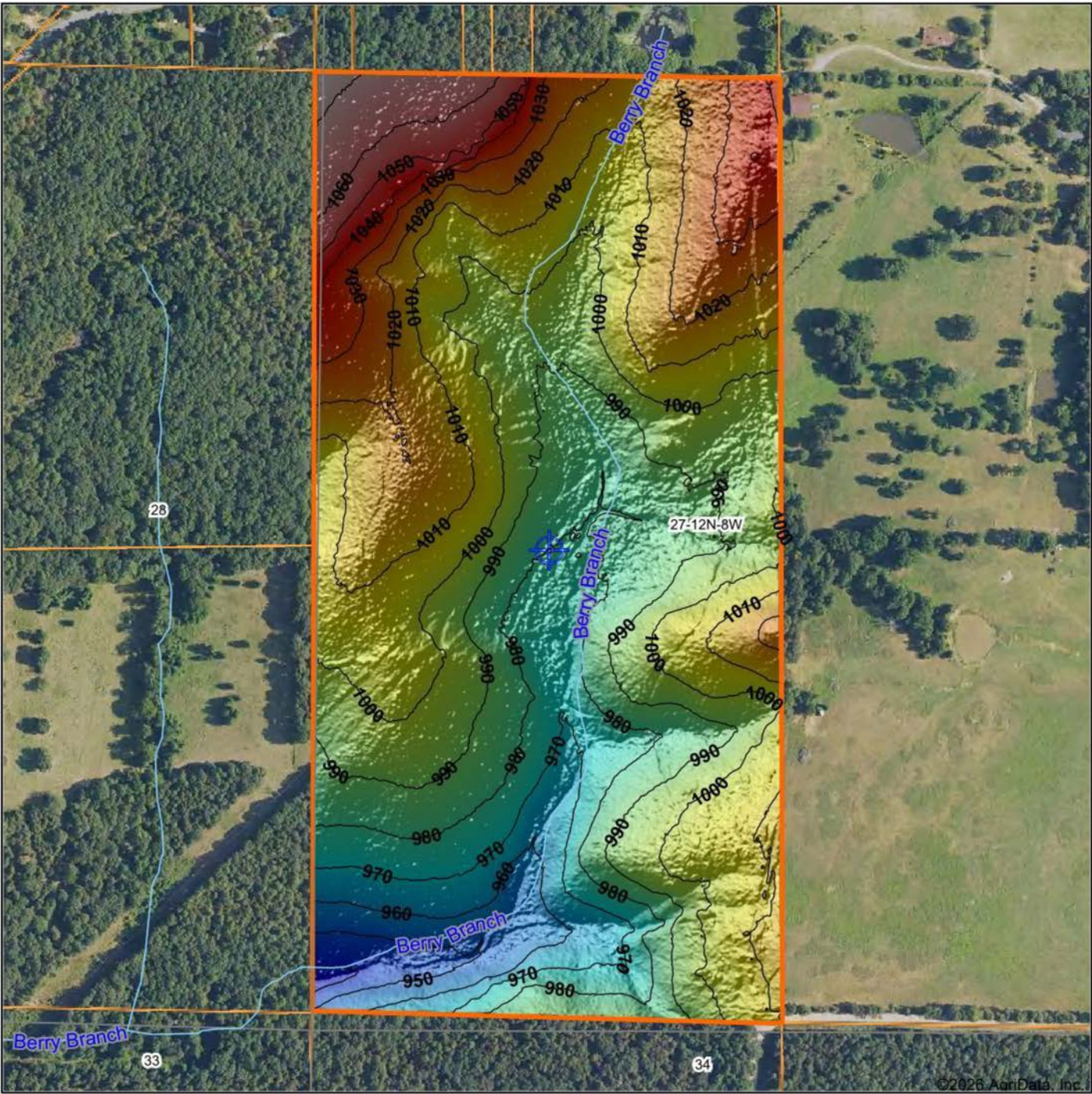
27-12N-8W
Cleburne County
Arkansas

0ft 445ft 889ft



1/14/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 936.0

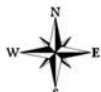
Max: 1,076.1

Range: 140.1

Average: 999.7

Standard Deviation: 24.08 ft

0ft 446ft 892ft

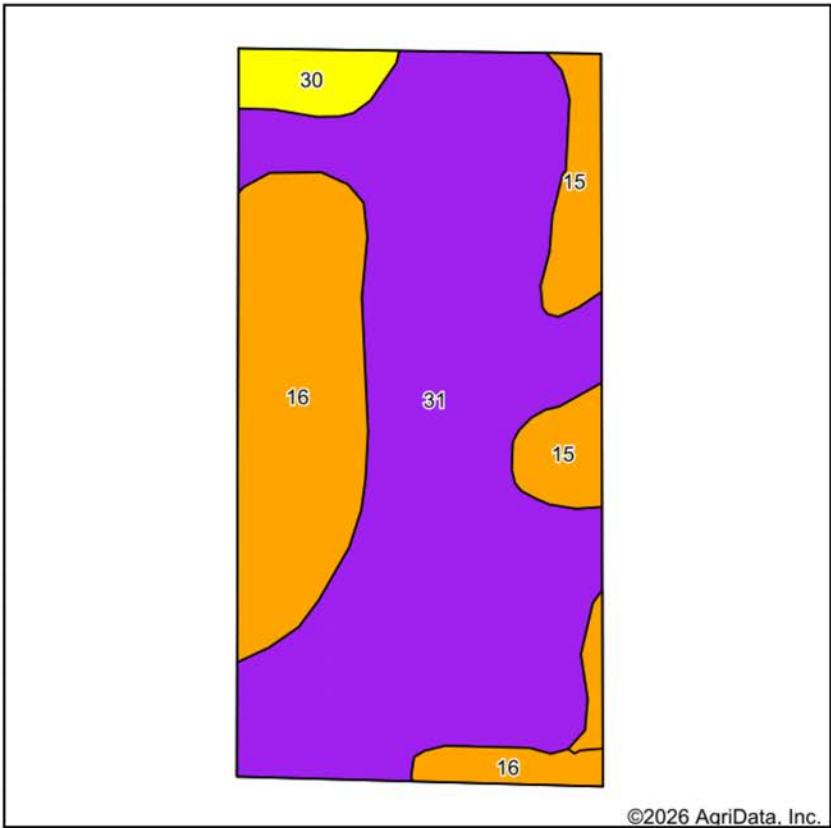


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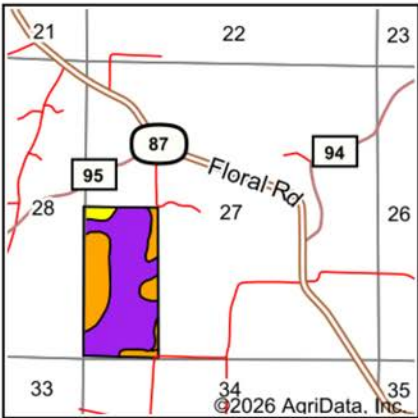
27-12N-8W
Cleburne County
Arkansas

Boundary Center: 35° 38' 30.69, -91° 50' 34.03

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Cleburne**
Location: **27-12N-8W**
Township: **Grassey**
Acres: **83.17**
Date: **1/14/2026**



Maps Provided By:



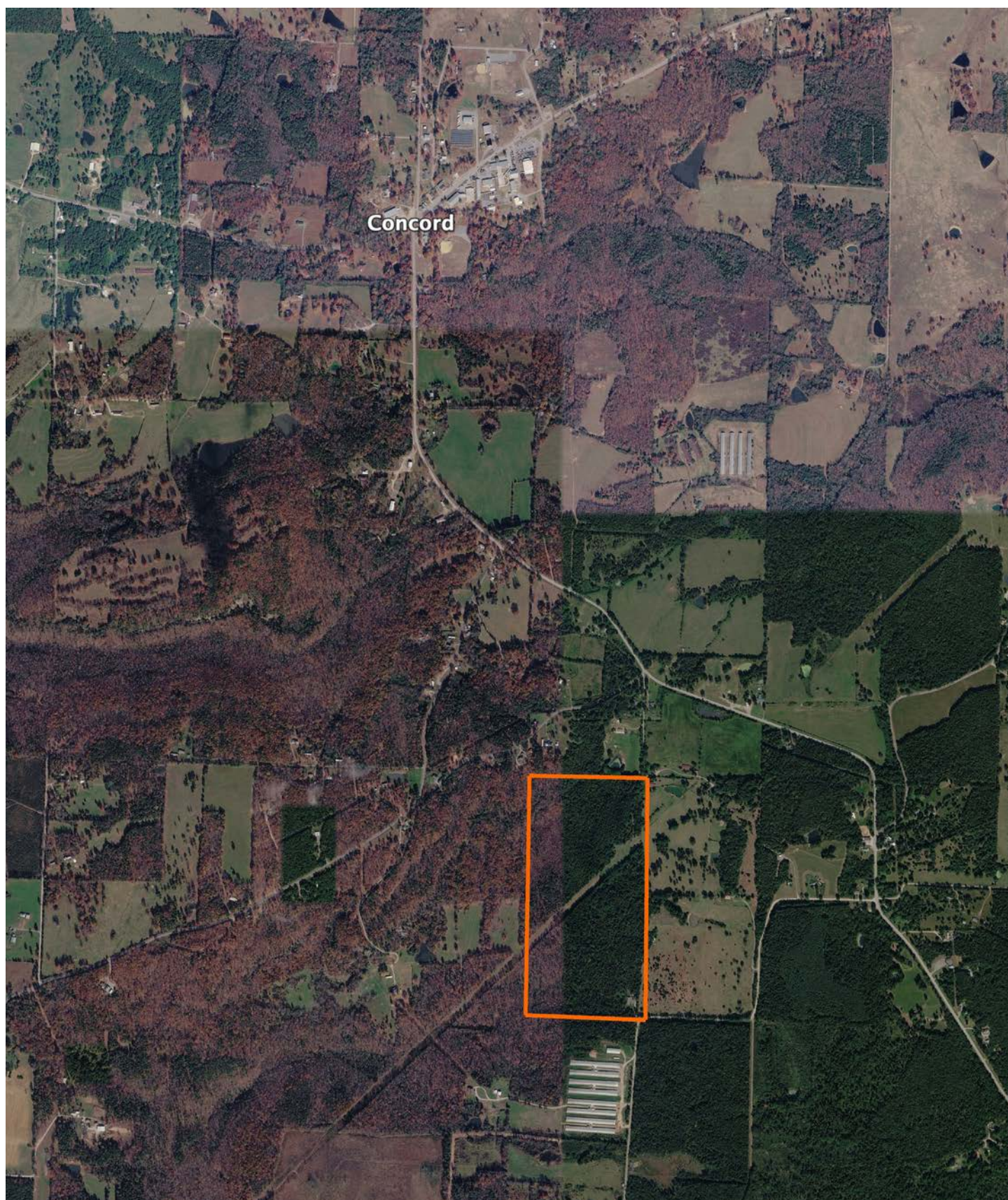
Area Symbol: AR023, Soil Area Version: 10

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
31	Steprock-Mountainburg complex, 8 to 20 percent slopes	54.16	65.2%		2.2ft. (Paralithic bedrock)	Vls	26	25	26	13	17
16	Linker gravelly fine sandy loam, 3 to 8 percent slopes	19.16	23.0%		2.6ft. (Lithic bedrock)	Ille	36	3	35	2	7
15	Linker fine sandy loam, 3 to 8 percent slopes	7.01	8.4%		3.1ft. (Lithic bedrock)	Ille	38	1	38		7
30	Steprock-Mountainburg complex, 3 to 8 percent slopes	2.84	3.4%		2.2ft. (Paralithic bedrock)	IVe	29	28	29	15	18
Weighted Average						4.99	*n 29.4	*n 18	*n 29.2	*n 9.4	*n 13.9

*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

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