

MIDWEST LAND GROUP PRESENTS



MILLER COUNTY, AR

167 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

SUBDIVISION LUXURY & COUNTRY FREEDOM ON 167 +/- ACRES IN TEXARKANA, ARKANSAS

This extraordinary property offers a truly one-of-a-kind combination: 2.7 acres located within a newly developing subdivision, paired with an additional 164.4 acres of premium hunting and farm land directly behind it. Properties that seamlessly blend refined residential living with expansive, high-quality acreage like this are exceptionally rare. The home site rests within the city limits while the acreage lies just beyond.

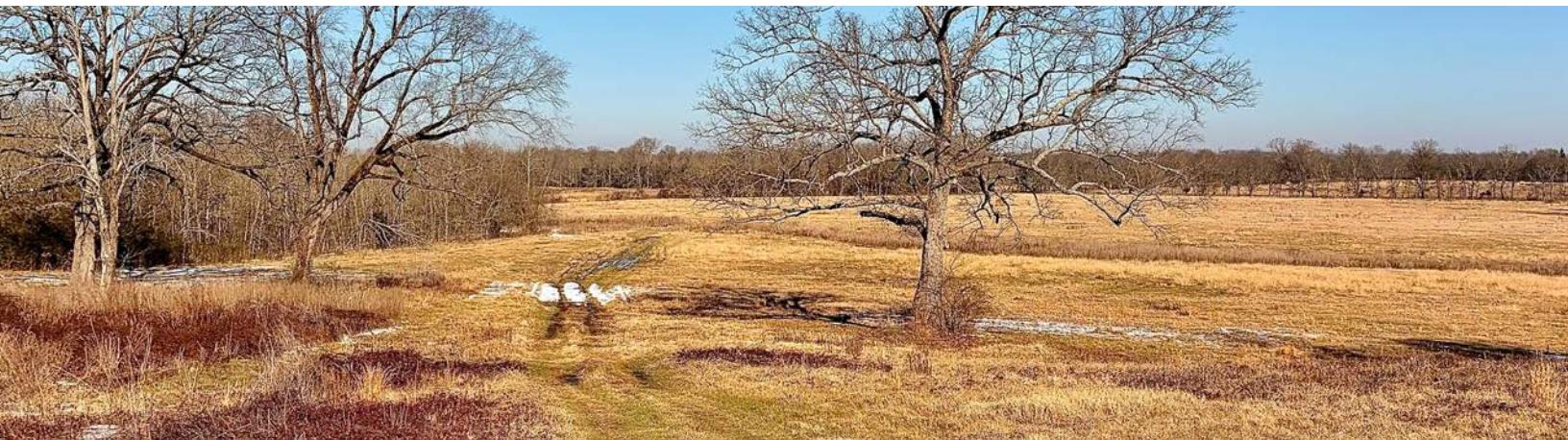
The land features Class III soil, making it ideal for productive farming and long-term agricultural use. McKinney Bayou runs through the north end of the property, while multiple creeks wind naturally through the acreage, providing reliable water sources, stunning natural scenery, and exceptional wildlife habitat.

For the outdoor enthusiast, this property truly stands apart. The acreage includes multiple established bedding areas for whitetail deer and is surrounded

by crop fields, creating natural travel corridors and consistent wildlife movement throughout the property. The diverse terrain and water features make it equally suited for hunting, recreation, or land management.

Adding to its appeal, the property is just minutes from Interstate 49 and Interstate 30 access in Texarkana, Arkansas, offering excellent connectivity while maintaining a private, rural feel. The home site boasts an elevated view overlooking the acreage, providing a perfect setting to enjoy sweeping views of the land and the surrounding landscape.

This is a rare opportunity to enjoy the luxury and convenience of subdivision living while having immediate access to over 164 acres of exceptional hunting and farm land—an ideal blend of comfort, accessibility, and unmatched outdoor potential.



PROPERTY FEATURES

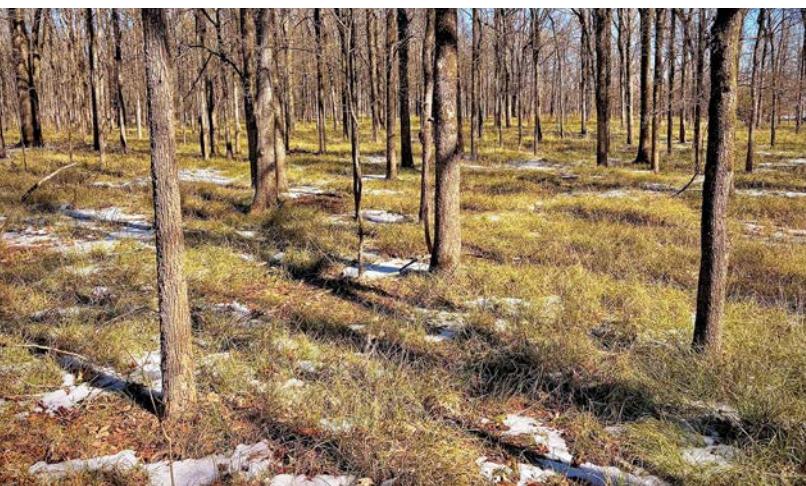
COUNTY: **MILLER** | STATE: **ARKANSAS** | ACRES: **167**

- 2.7 +/- acre home site located in a newly developing subdivision
- 164.4 +/- acres of adjoining hunting and farm land
- Rare combination of subdivision luxury with expansive recreational acreage
- Class III soil ideal for productive farming and agricultural use
- McKinney Bayou runs through the north end of the property
- Multiple creeks winding through the acreage
- Proven whitetail deer habitat with several established bedding areas
- Surrounded by crop fields, creating excellent wildlife movement
- Elevated home site with scenic views overlooking the property
- Minutes from Interstate 49 & Interstate 30 access in Texarkana, AR
- Ideal for hunting, farming, recreation, or a legacy property



164.4 +/- ACRES OF HUNTING & FARM LAND

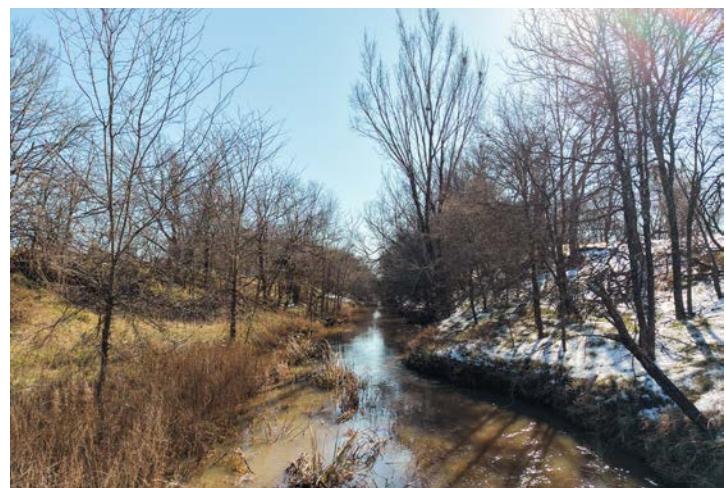
The acreage includes multiple established bedding areas for whitetail deer and is surrounded by crop fields, creating natural travel corridors and consistent wildlife movement throughout the property.



MULTIPLE CREEKS



MCKINNEY BAYOU RUNS THROUGH

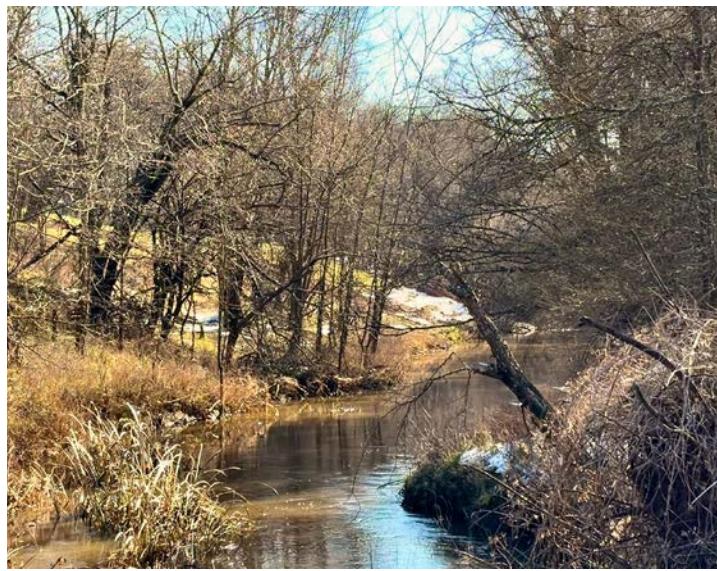


2.7 +/- ACRE HOME SITE

Properties that seamlessly blend refined residential living with expansive, high-quality acreage like this are exceptionally rare.



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 253.9

Max: 317.7

Range: 63.8

Average: 265.4

Standard Deviation: 7.05 ft

0ft 705ft 1411ft

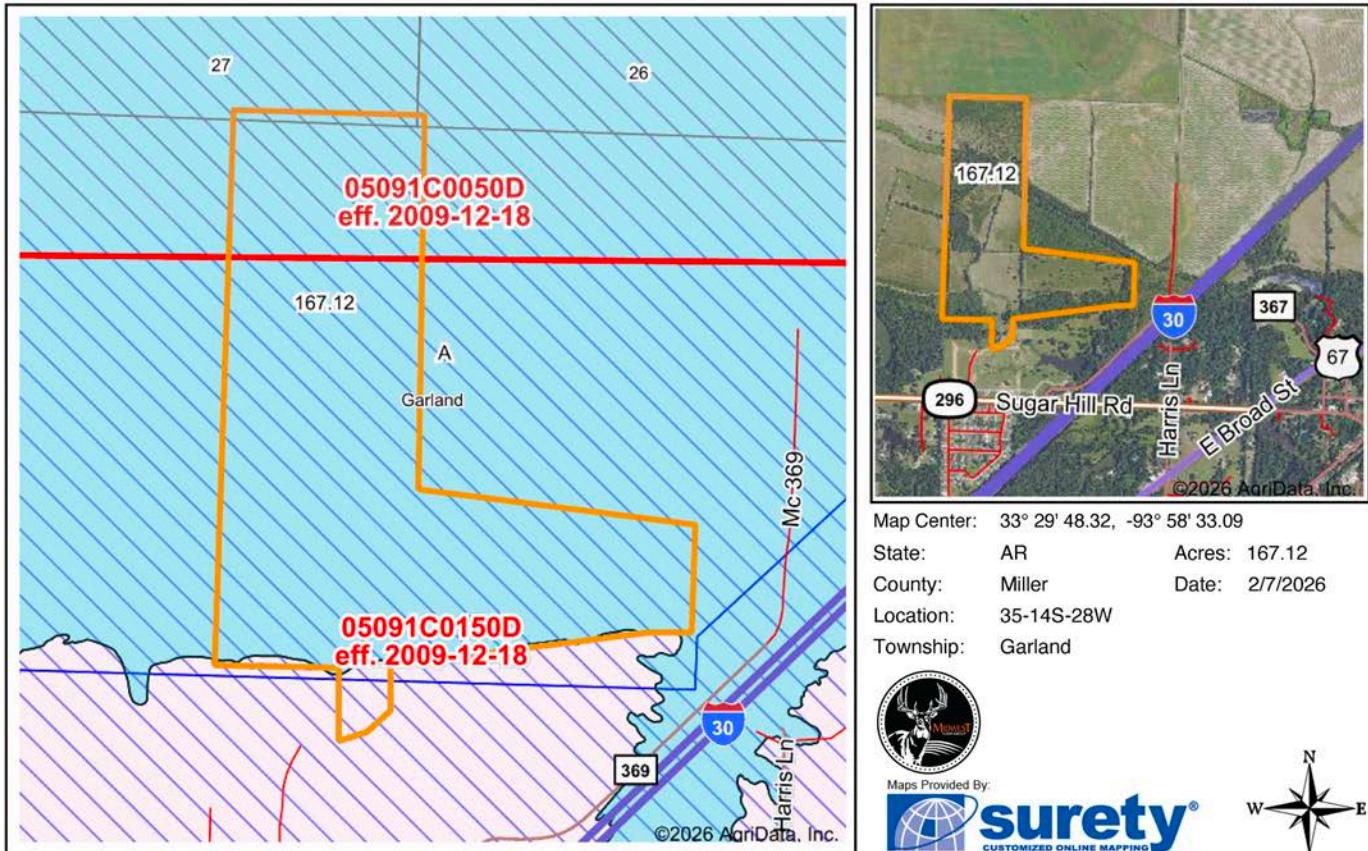


1/26/2026

35-14S-28W
Miller County
Arkansas

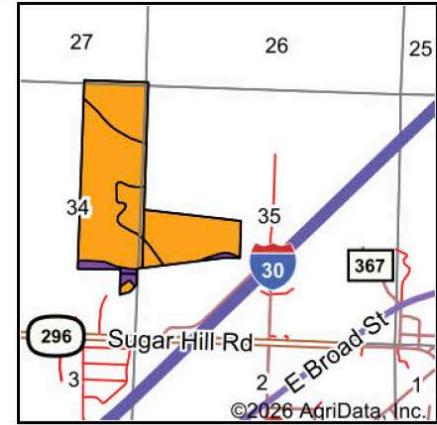
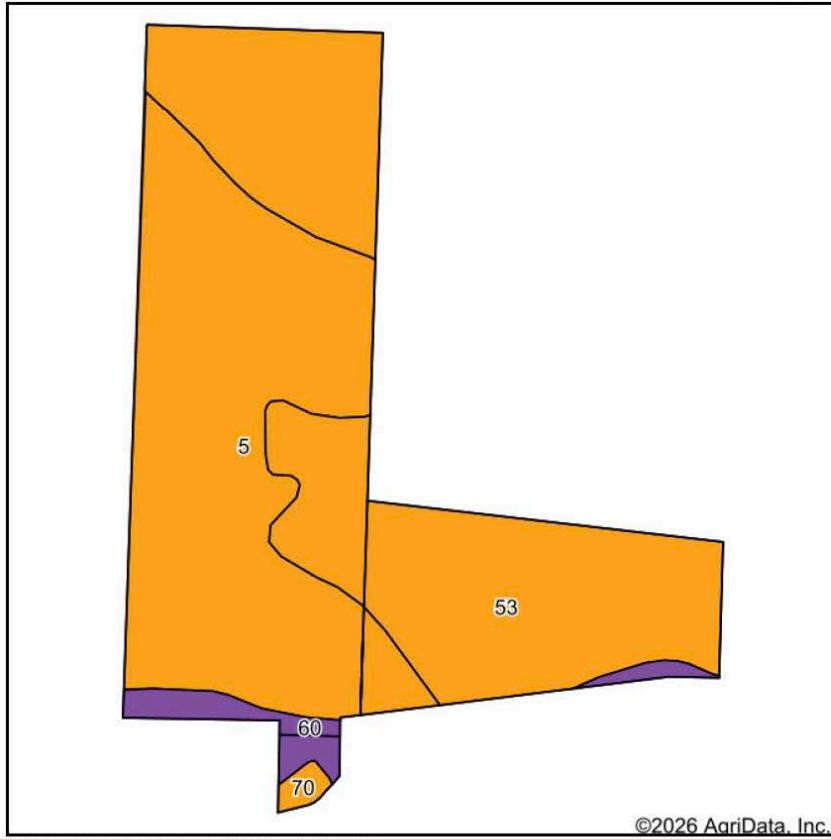
Boundary Center: 33° 29' 48.42, -93° 58' 30.97

FEMA MAP



Name	Number	County	NFIP Participation	Acres	Percent
MILLER COUNTY	050451	Miller	Regular	164.26	98.3%
CITY OF TEXARKANA	050137	Miller	Regular	2.86	1.7%
			Total	167.12	100%
Map Change	Date	Case No.		Acres	Percent
No				0	0%
Zone	SubType	Description		Acres	Percent
A		100-year Floodplain		161.97	96.9%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain		5.15	3.1%
			Total	167.12	100%
Panel	Effective Date		Acres	Percent	
05091C0150D	12/18/2009		135.82	81.3%	
05091C0050D	12/18/2009		31.3	18.7%	
			Total	167.12	100%

SOILS MAP



State: Arkansas
County: Miller
Location: 35-14S-28W
Township: Garland
Acres: 164.78
Date: 1/26/2026



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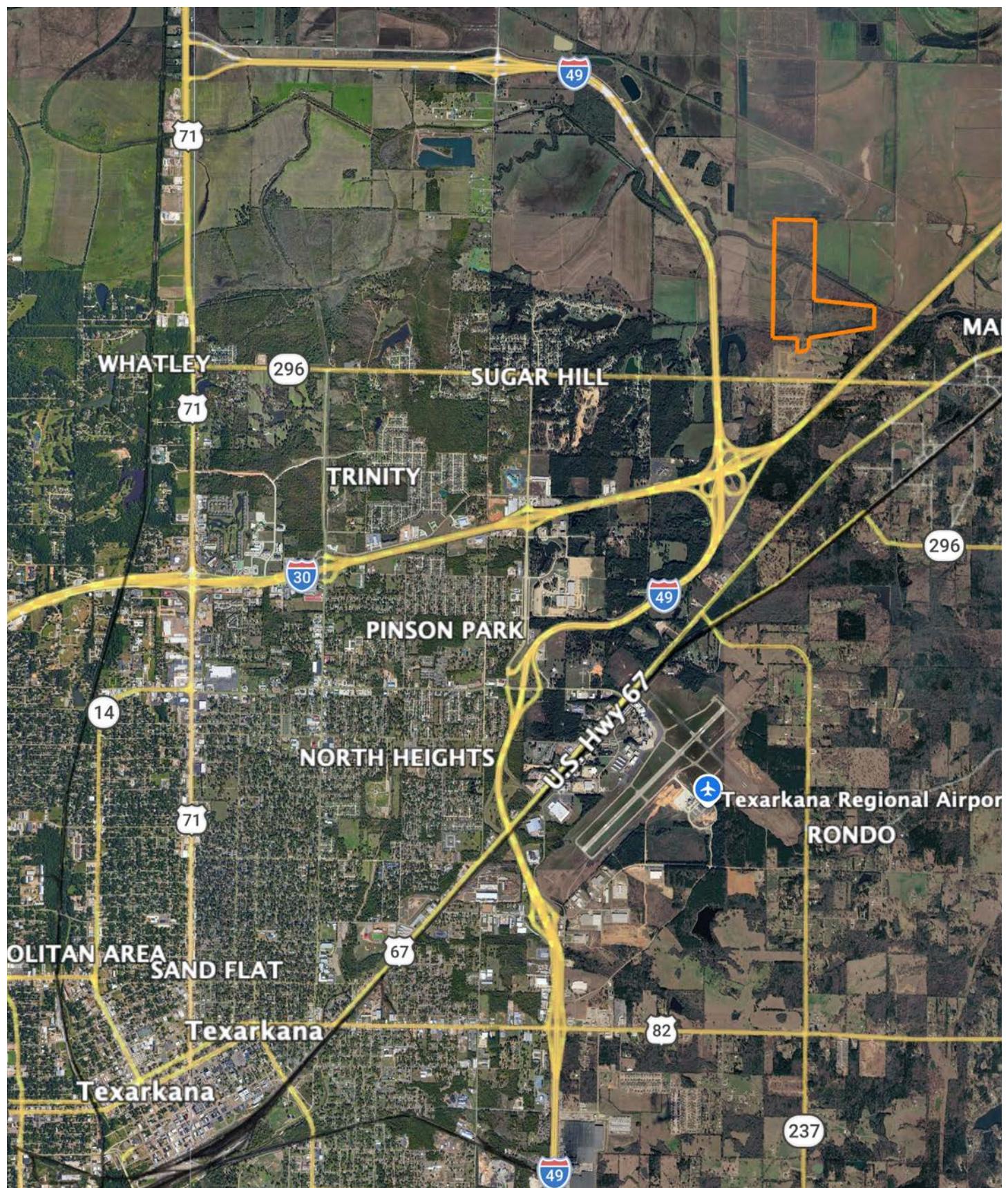


Area Symbol: AR670, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
5	Billyhaw clay, 0 to 1 percent slopes, rarely flooded	79.10	47.9%	■	> 6.5ft.	IIIw	51	35	48	
53	Bossier clay, 0 to 1 percent slopes	78.19	47.5%	■	> 6.5ft.	IIIw	39	31	39	
60	Sacul fine sandy loam, 8 to 15 percent slopes	6.25	3.8%	■	> 6.5ft.	Vle	69	57	47	
70	Sawyer silt loam, 3 to 8 percent slopes	1.24	0.8%	■	> 6.5ft.	IIIe	78	59	53	
Weighted Average						3.11	*n 46.2	*n 34.1	*n 43.7	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in Northeast Texas, Kyle Snow grew up with a deep appreciation for land, wildlife, and the generational value rural properties hold. After graduating from Queen City High School, he studied Kinesiology at the University of Texas at Tyler before spending more than a decade in manufacturing management, leading large teams in fast-paced environments. That experience ingrained in him a strong sense of urgency, clear communication, and the importance of building trust - qualities he now brings to serving landowners.

Although Kyle's professional skills define how he operates, his outdoor experiences shape how he sees the land. From hunting whitetail with his father and brother in the oak bottoms of Texas, to baiting bears in the Ouachita Mountains, to duck hunts in flooded timber and bayou wetlands, he has spent his life exploring and understanding the terrain that makes this region special. Today, he shares those same traditions with his children, and his love for the outdoors fuels his passion for helping others achieve their land goals.

A man grounded in faith, family, and service to others, Kyle is committed to guiding clients honestly and humbly. Whether a small recreational getaway or a multi-generation family farm, Kyle approaches every property as if it were his own.



KYLE SNOW, LAND AGENT

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