

MIDWEST LAND GROUP PRESENTS

800 ACRES IN

SHARP COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FORTY ISLAND CREEK LEGACY RANCH - 800 +/- ACRES OF LIVE WATER, WILDLIFE, AND TIMBER

Nestled in the rolling hills of Sharp County, just 15 minutes from Hardy, Arkansas, this 800 +/- acre tract offers an exceptional blend of natural beauty, recreational opportunity, and practical infrastructure. With approximately 1.25 miles of frontage along Forty Island Creek and multiple year-round springs flowing throughout the property, water is a defining feature here. An existing water well and electric service on site provide added convenience, making this property well-

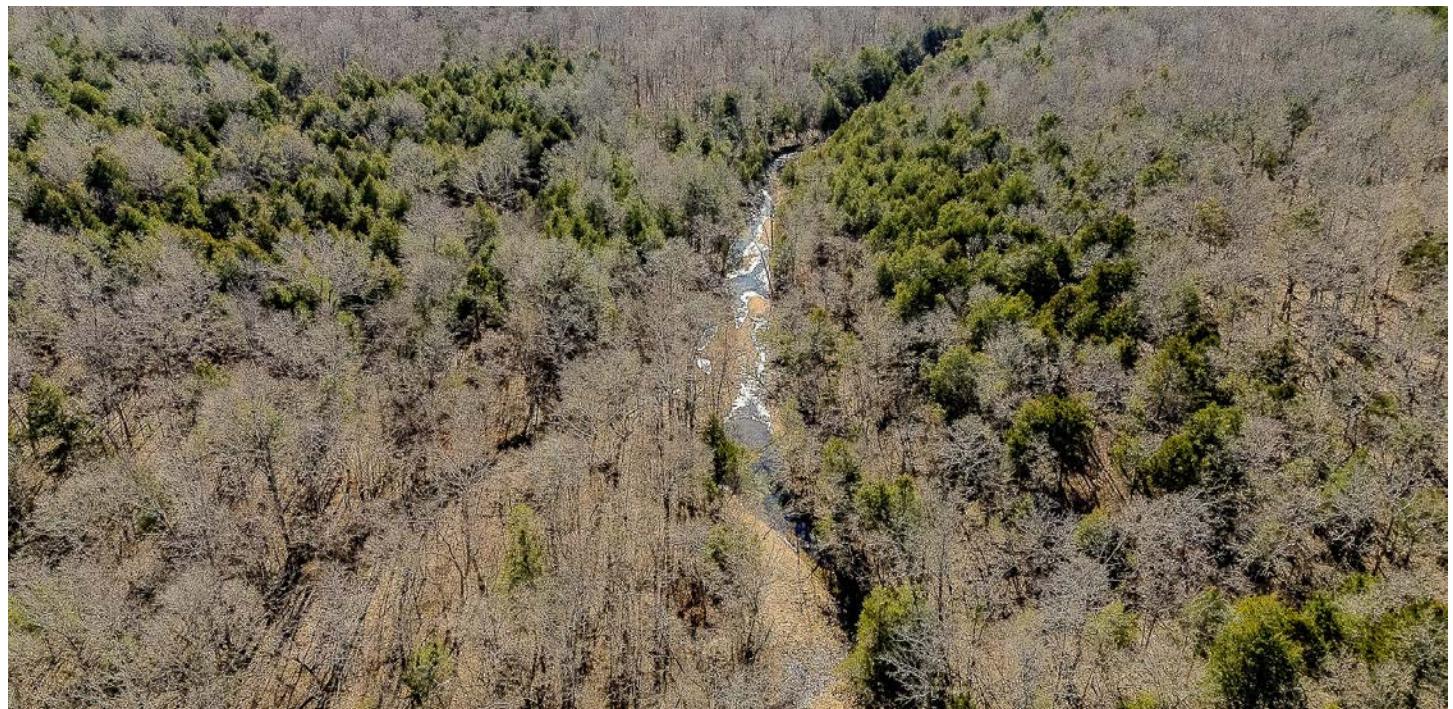
suited for a hunting lodge, private retreat, or future homestead. The land is heavily timbered with mature hardwoods and provides outstanding habitat for wildlife. Known for its strong population of deer and turkey, this acreage offers excellent hunting and outdoor recreation potential. The combination of live water, established utilities, and expansive timber creates a rare opportunity to own a large, diverse tract in a highly desirable area of north Arkansas.



PROPERTY FEATURES

PRICE: **\$1,665,300** | COUNTY: **SHARP** | STATE: **ARKANSAS** | ACRES: **800**

- 1.25 miles of Forty Island Creek
- Multiple year-round springs
- Loaded with deer and turkeys
- Existing water well on property
- Electric on property
- Mature timber
- 15 minutes from the town of Hardy



FUTURE HOMESTEAD

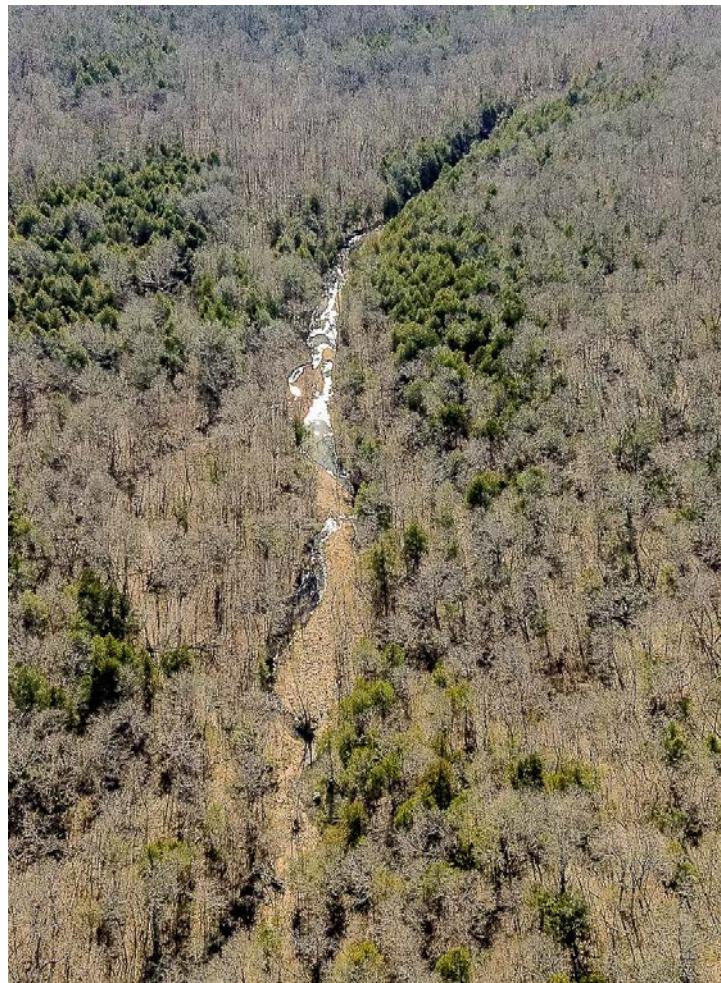
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MATURE TIMBER



1.25 MILES OF FORTY ISLAND CREEK FRONTAGE



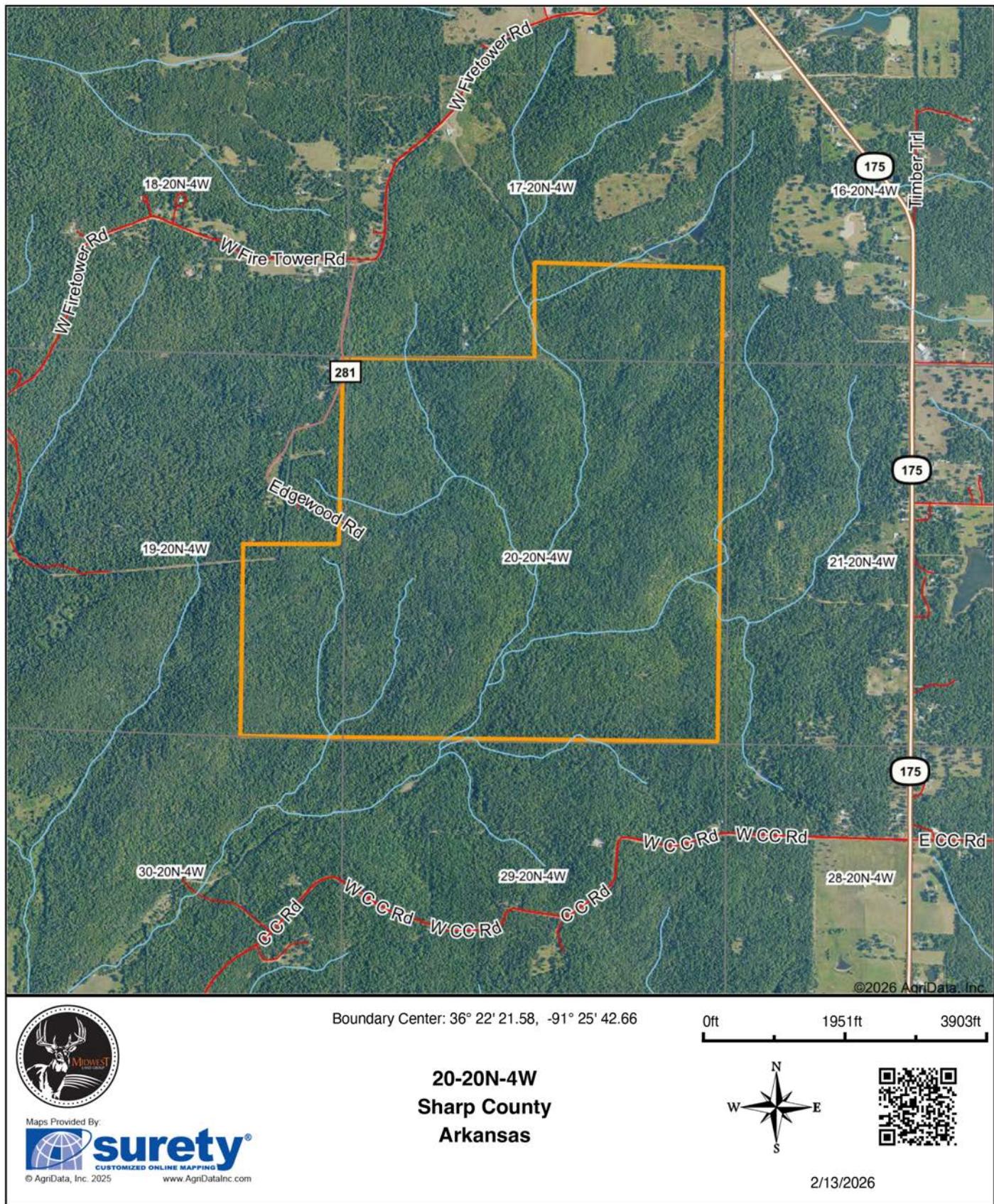
800 +/- ACRE TRACT



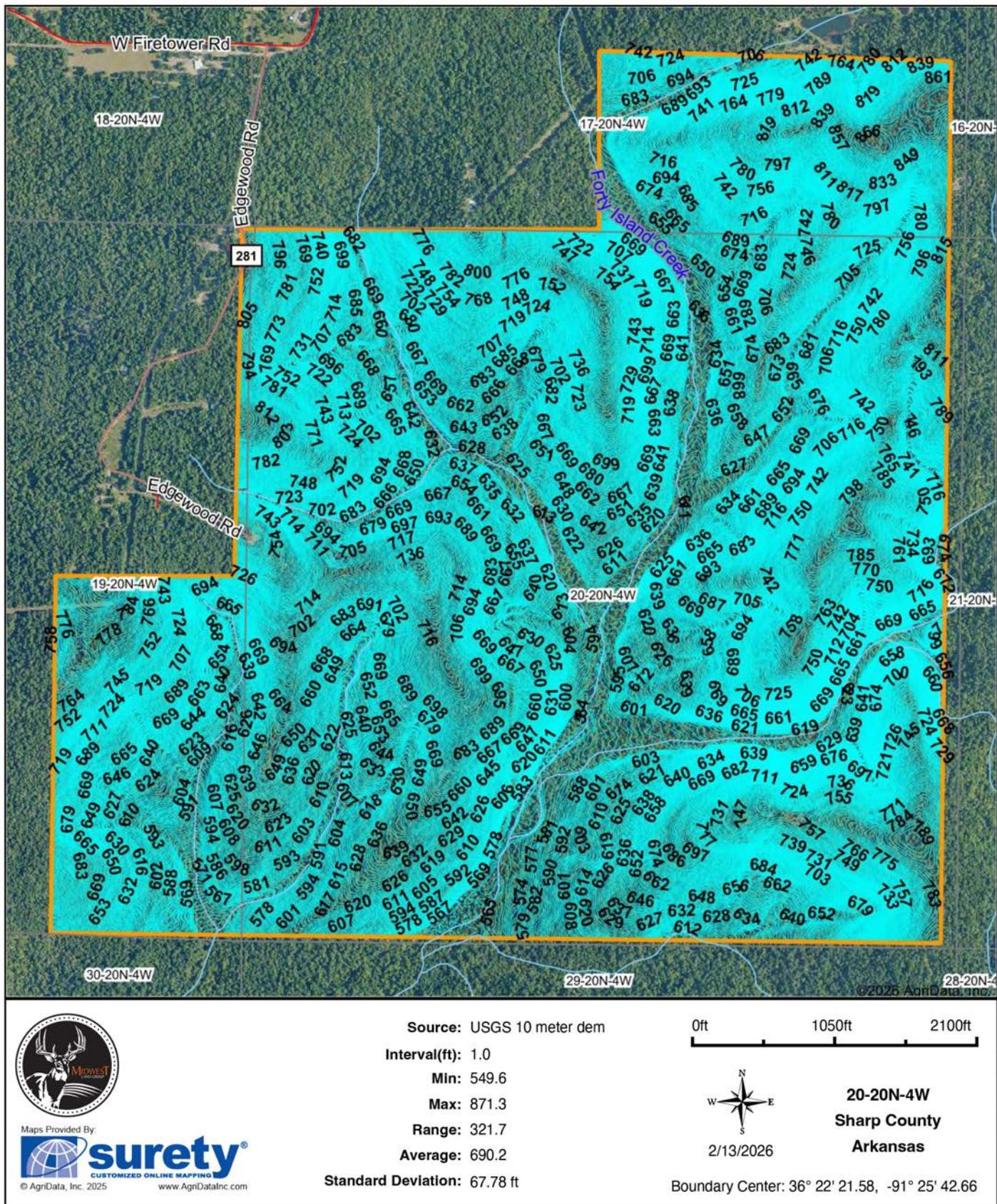
ADDITIONAL PHOTOS



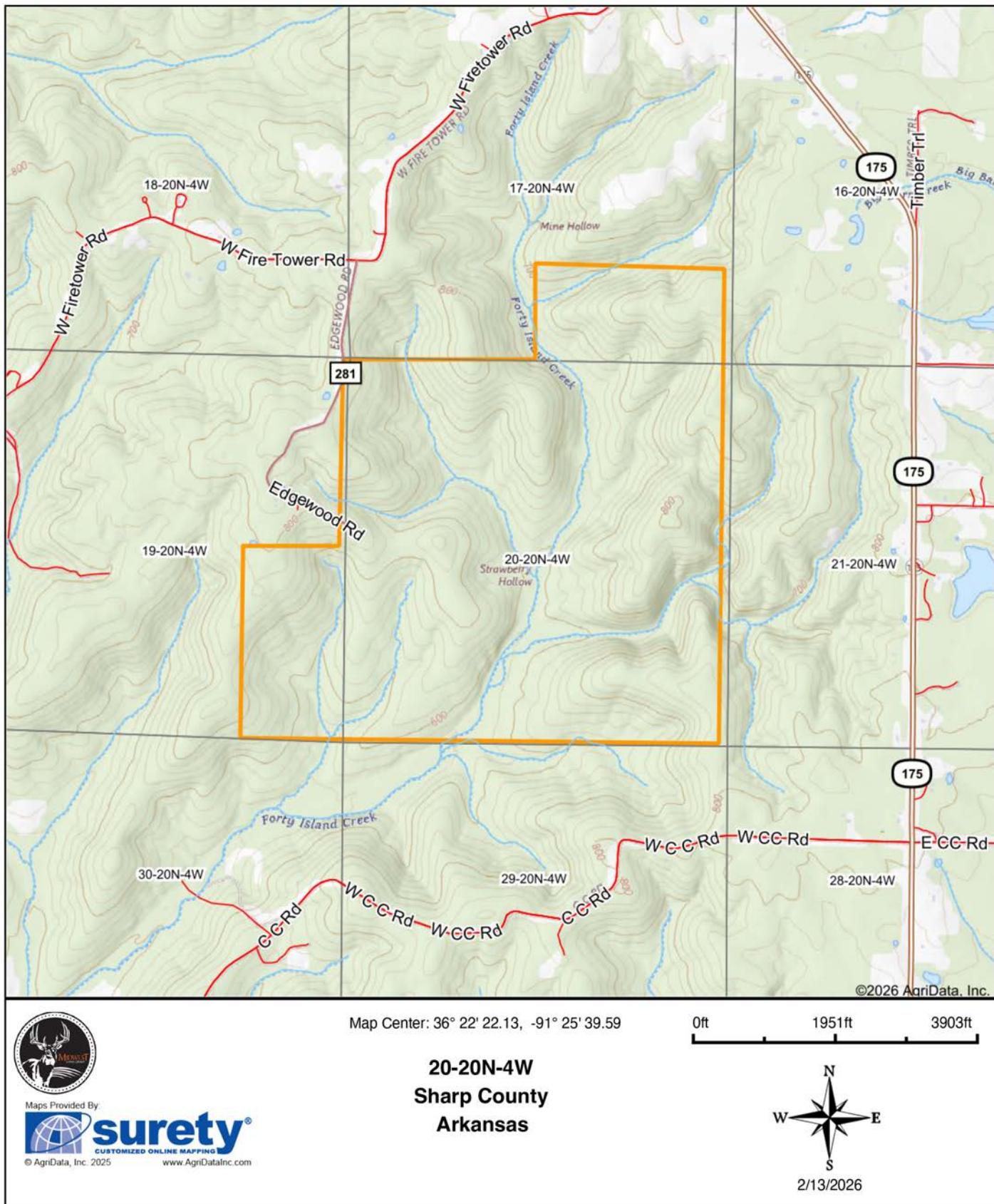
AERIAL MAP



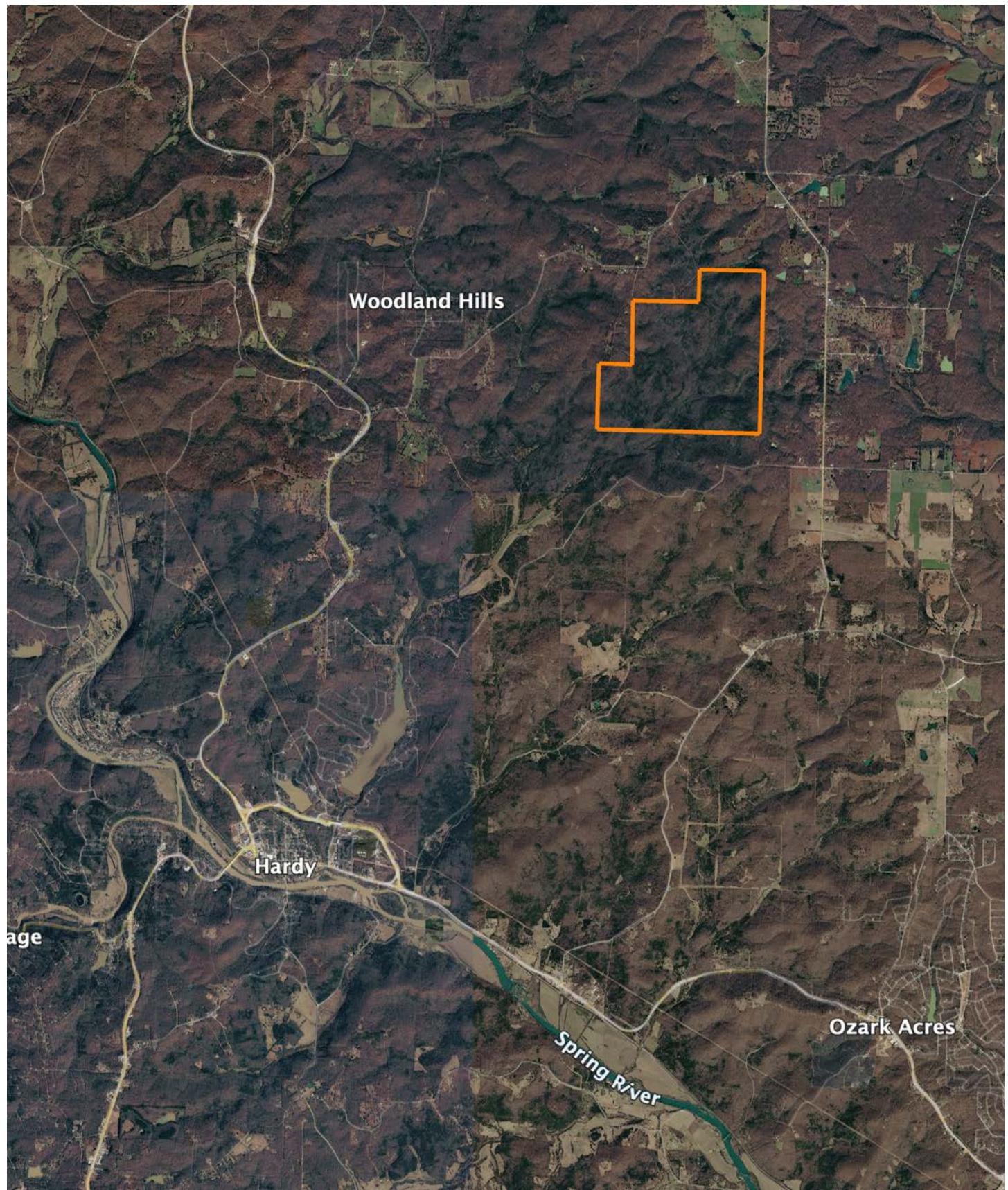
TOPOGRAPHY MAP #1



TOPOGRAPHY MAP #2



OVERVIEW MAP



AGENT CONTACT

At the heart of Arkansas' vibrant land sales market is Tanner K Hoke, a land agent with Midwest Land Group who brings a fresh perspective and a deep-rooted passion for the land to every transaction. Tanner's journey from the fields of Jonesboro, where he was born, to his current home in Paragould, where he lives with his wife Jessie and their children, Hallie and Hudson, is a testament to his commitment to the Arkansas community and its land. His upbringing in a region known for its rich agricultural heritage, has equipped him with a unique blend of skills and insights invaluable to both buyers and sellers in the land market.

Tanner's approach to land sales is deeply influenced by his personal passions and professional experiences. With over a decade of involvement in row crop farming and a lifetime spent hunting across the country, Tanner has cultivated an extensive knowledge of land value, wildlife management, and agricultural practices. His hobbies, which include everything from snow skiing to land improvement, not only enrich his life but also enhance his ability to connect with clients over shared interests, making him a relatable and trusted advisor in their land transactions.

What distinguishes Tanner in the competitive field of real estate is his philosophy that every sale is an opportunity to forge lasting relationships, not just complete a business transaction. His personable nature and extensive network are invaluable assets in bringing together buyers and sellers, creating matches that fulfill dreams and respect the intrinsic value of the land. For those seeking to navigate the complexities of buying or selling property in Arkansas, Tanner Hoke offers not just his services, but a partnership grounded in respect, passion, and a shared love for the great outdoors.



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