

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

CONWAY COUNTY ARKANSAS



230 CEDAR CREEK ROAD, CENTER RIDGE, AR 72027

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOME ON 40 +/- ACRES IN CONWAY COUNTY

The property features open, well-maintained pasture with perimeter fencing and cross-fencing into two large paddocks and two smaller paddocks. The acreage has been utilized for hay production over the last two years and is in excellent condition. Ample water for livestock is provided by a pond in each of the larger paddocks, along with a small creek. The eastern approximately 5 +/- acres consist of thick cedar and hardwood timber, offering a suitable bedding area for deer.

A three-bay lean-to is available for storage, with a connected chicken coop and a fenced-in chicken run. Several mature pecan trees are located within the fenced

yard. Furthermore, a 330 square foot detached “man-cave” is present, featuring a fireplace and a stainless steel wet bar. It is ready for use as an entertainment space upon installation of a flat screen television.

The approximately 1,500 square foot residence was constructed in 1961 and underwent a complete remodel in 2022. The home comprises three bedrooms and two full bathrooms, showcasing the considerable care and detail invested in the renovation. The exterior is finished with cedar siding on the front and sides, and vinyl siding on the rear. This property represents a turn-key small livestock operation.



PROPERTY FEATURES

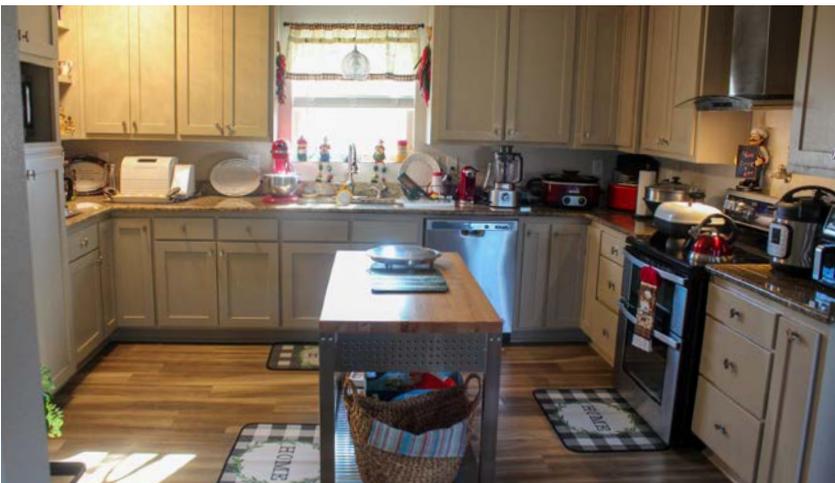
COUNTY: **CONWAY** | STATE: **ARKANSAS** | ACRES: **40**

- Clean pasture
- Fenced and cross-fenced
- 2 ponds
- Creek
- Pecan trees
- 2 large paddocks
- Hay production
- Livestock
- Fenced yard
- Detached man-cave
- 3 bay lean-to
- 30 minutes to Morrilton



1,500 SQUARE FOOT HOME

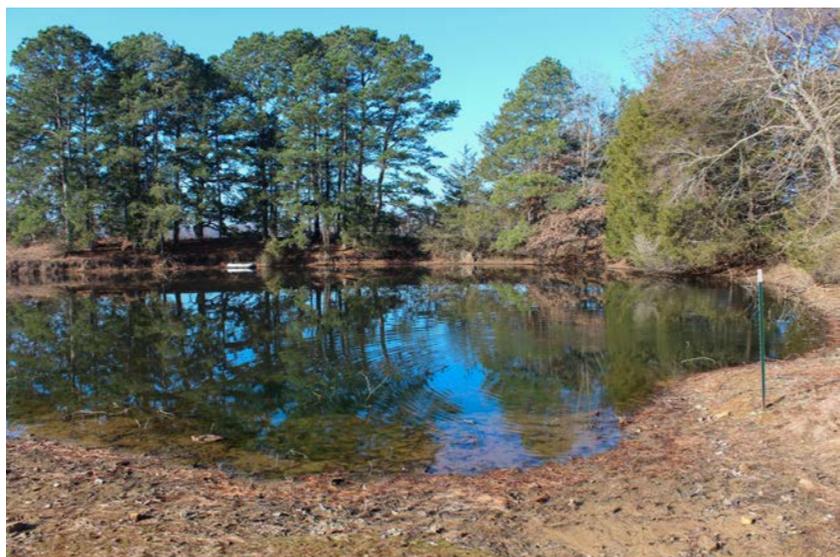
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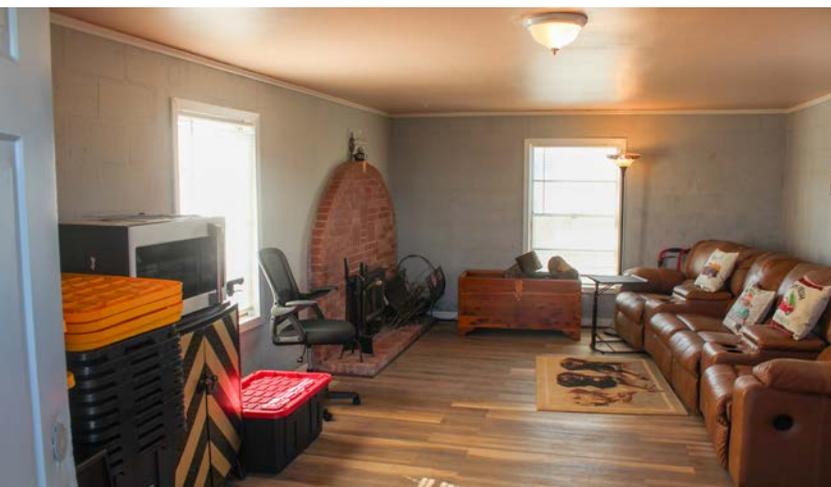
ADDITIONAL INTERIOR PHOTOS



2 PONDS



DETACHED MAN-CAVE



CLEAN PASTURE

The acreage has been utilized for hay production over the last two years and is in excellent condition. Ample water for livestock is provided by a pond in each of the larger paddocks, along with a small creek.



AERIAL MAP



Boundary Center: 35° 19' 14.16, -92° 32' 1.56

0ft 828ft 1657ft



Maps Provided By:



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19-8N-14W
Conway County
Arkansas



2/18/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 468.5
Max: 519.2
Range: 50.7
Average: 490.1
Standard Deviation: 10.63 ft

0ft 271ft 541ft

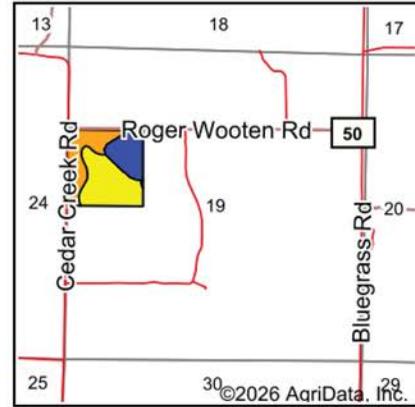
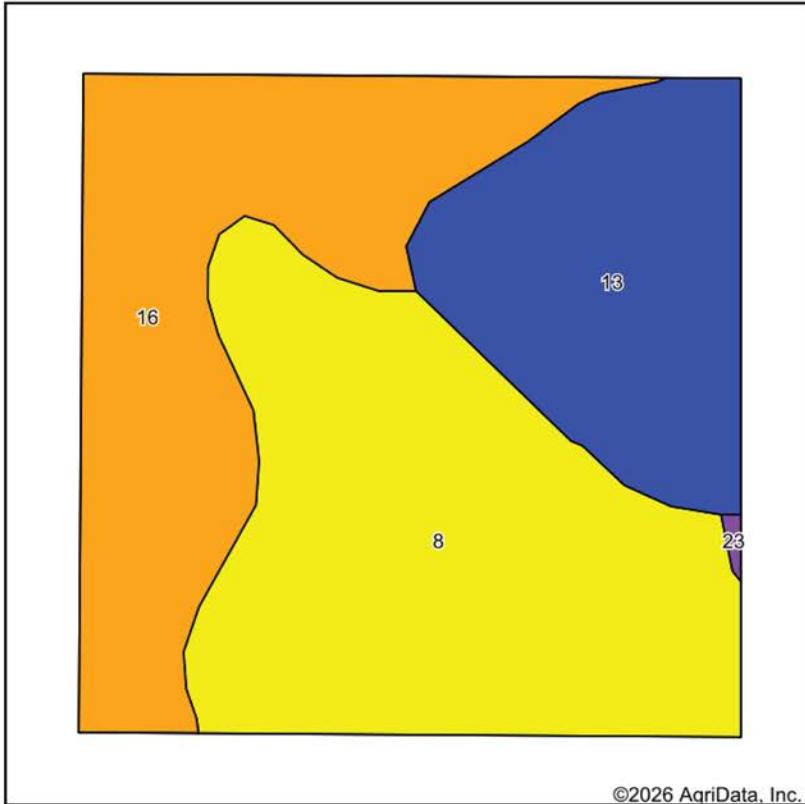


2/18/2026

19-8N-14W
Conway County
Arkansas

Boundary Center: 35° 19' 14.16, -92° 32' 1.56

SOILS MAP



State: **Arkansas**
 County: **Conway**
 Location: **19-8N-14W**
 Township: **Union**
 Acres: **39.11**
 Date: **2/18/2026**



Maps Provided By:
surety
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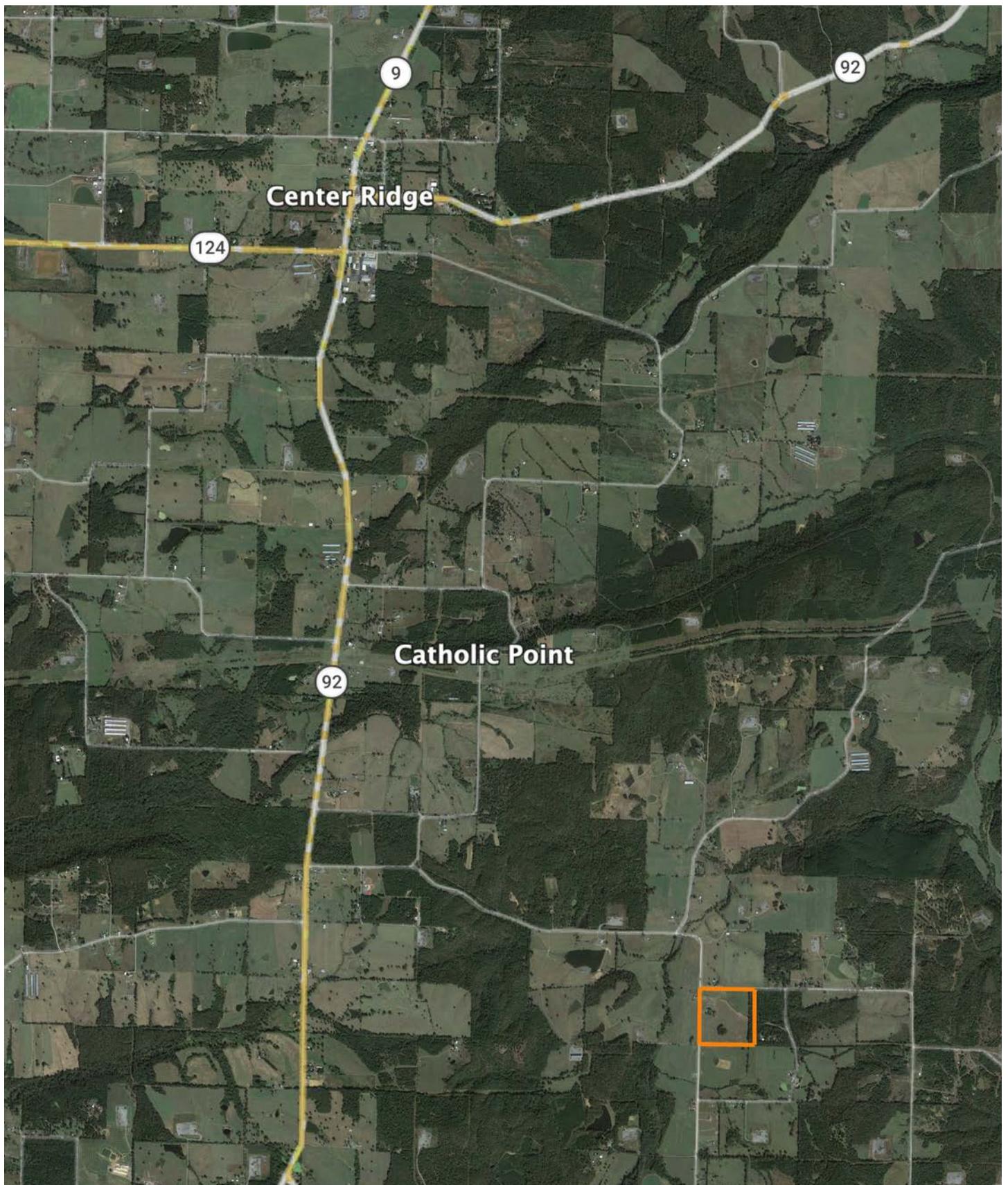
Soils data provided by USDA and NRCS.

Area Symbol: AR029, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass AUM	Common bermudagrass AUM	Common bermudagrass Cwt	Corn Bu	Improved bermudagrass AUM	Improved bermudagrass Cwt	Soybeans Bu	Tall fesc AUI
8	Enders gravelly fine sandy loam, 3 to 8 percent slopes	17.14	43.8%		Ive			3	3				
16	Linker fine sandy loam, 3 to 8 percent slopes	12.84	32.8%		Ille	1	6	6	43	7		7	17
13	Leadvale silt loam, 1 to 3 percent slopes	9.06	23.2%		Ile		6	6		7		7	25
23	Mountainburg gravelly fine sandy loam, 8 to 12 percent slopes	0.07	0.2%		Vle		4	4					
Weighted Average						3.21	0.3	4.7	4.7	14.1	3.9	3.9	11.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born in Paris and raised in Scranton, Arkansas, Michael Joe Johnson has spent his entire life connected to the land, the people, and the rural way of life that defines West Central Arkansas. Growing up on a small farm and later discovering his passion for whitetail and turkey hunting in the early 2000s, Michael Joe developed an appreciation for land not only for its value, but for the memories, opportunities, and legacy it provides.

Michael Joe's journey into land sales began from the other side of the table - when he purchased his own farm through Midwest Land Group in 2020. The professionalism, communication, and continued follow-up he received made a lasting impression, inspiring him to help others experience that same level of service. As a former business owner who operated Johnson Industrial Coatings across five states for more than a decade, he understands client expectations, large-scale projects, and the importance of clear and dependable communication.

Whether advising on setting up bare farms for hunting or guiding first-time land buyers through a major investment, Michael Joe brings empathy and firsthand experience to every conversation. A former school board member for four years, a devout Christian, and member of American Legion Post 258, he is proud to serve the region he calls home with honesty, work ethic, and the ability to find common ground with just about anyone.

When you're ready to buy or sell rural property in West Central Arkansas, Michael Joe Johnson is ready to help every step of the way.



MICHAEL JOE JOHNSON, LAND AGENT

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MidwestLandGroup.com

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