

MIDWEST LAND GROUP PRESENTS

40 ACRES

CONWAY COUNTY, AR

159 GRAY ROAD, CLEVELAND, ARKANSAS 72030



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY HUNTING PROPERTY IN CONWAY COUNTY

This exceptional, approximately 40 +/-acre property in Conway County presents a comprehensive offering. Featuring multiple established food plot locations and existing tree stands, it is fully equipped and ready for immediate hunting use. The acreage boasts an excellent blend of mature hardwood and pine timber. Furthermore, two fully stocked ponds with bass and crappie provide recreational fishing opportunities. An extensive, well-maintained trail system traverses the entire property, ensuring effortless access to food plots, stand locations, and the efficient retrieval of harvested game. Multiple deer rubs were observed during the property viewing.

The property is situated nearly half a mile off Gray Road, accessed via a private driveway that leads to this secluded hunter's paradise. The perimeter is fully fenced and includes modern utilities such as electricity, fiber optic internet, city water service, and a backup well.

The residence is an approximately 2,400 square foot manufactured home, complete with full-length front and back porches. It offers three bedrooms and two bathrooms; the master bathroom is currently undergoing renovation. All existing furnishings will convey with the sale. With abundant populations of deer, turkey, bear, and hogs, this property meets all requirements for a private hunting retreat or a substantial home located off the main thoroughfare.



PROPERTY FEATURES

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

- Turn-key hunting
- Food plot locations
- 2 ponds
- Tree stands
- 3 bed, 2 bath home
- 10 blink cameras
- Fully furnished
- Storm shelter
- Surrounded by a timber company
- Hardwood and pine timber
- City water
- Well backup
- 30 minutes to Morrilton



3 BED, 2 BATH HOME

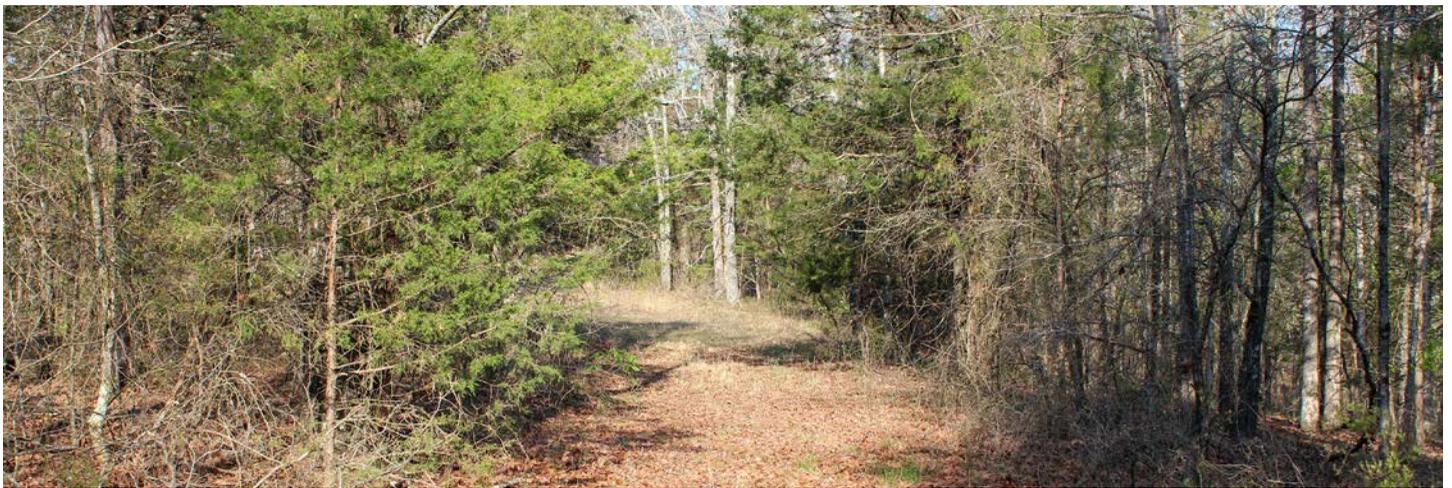
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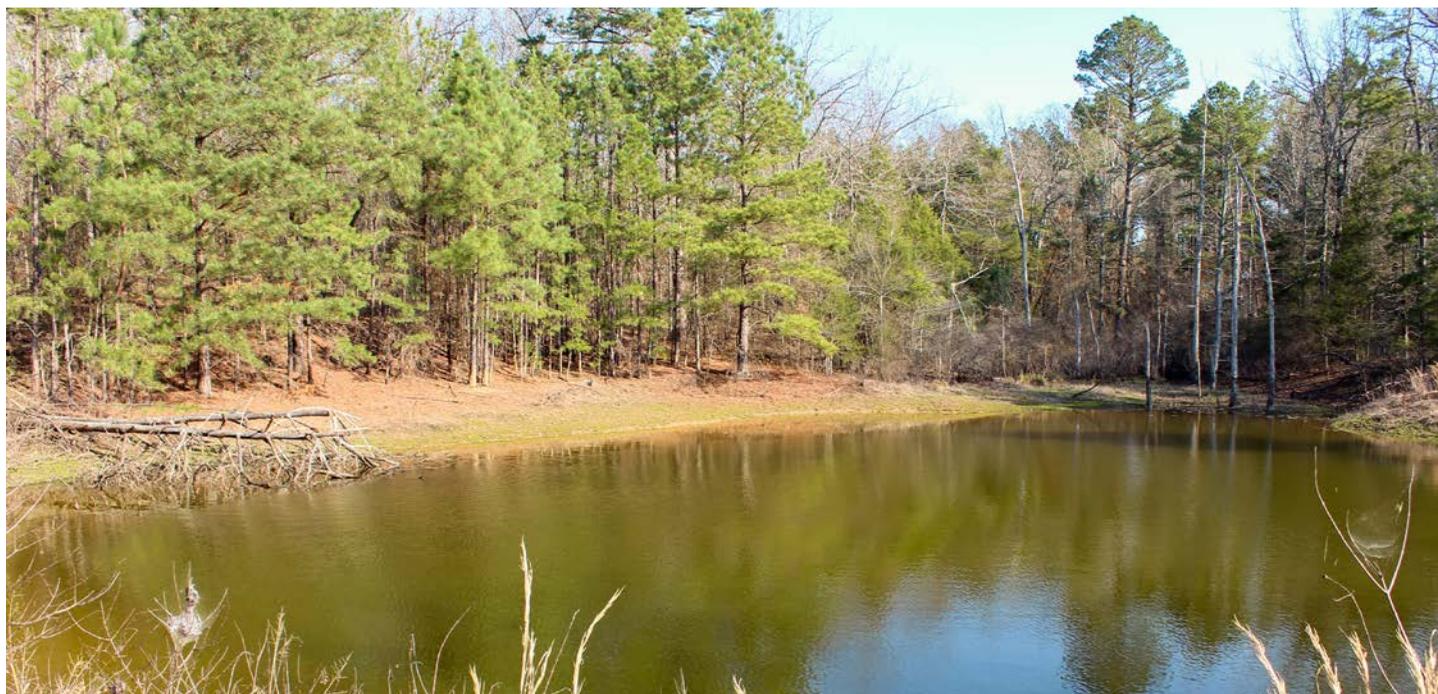
FRONT & BACK PORCHES



WELL-MAINTAINED TRAIL SYSTEM



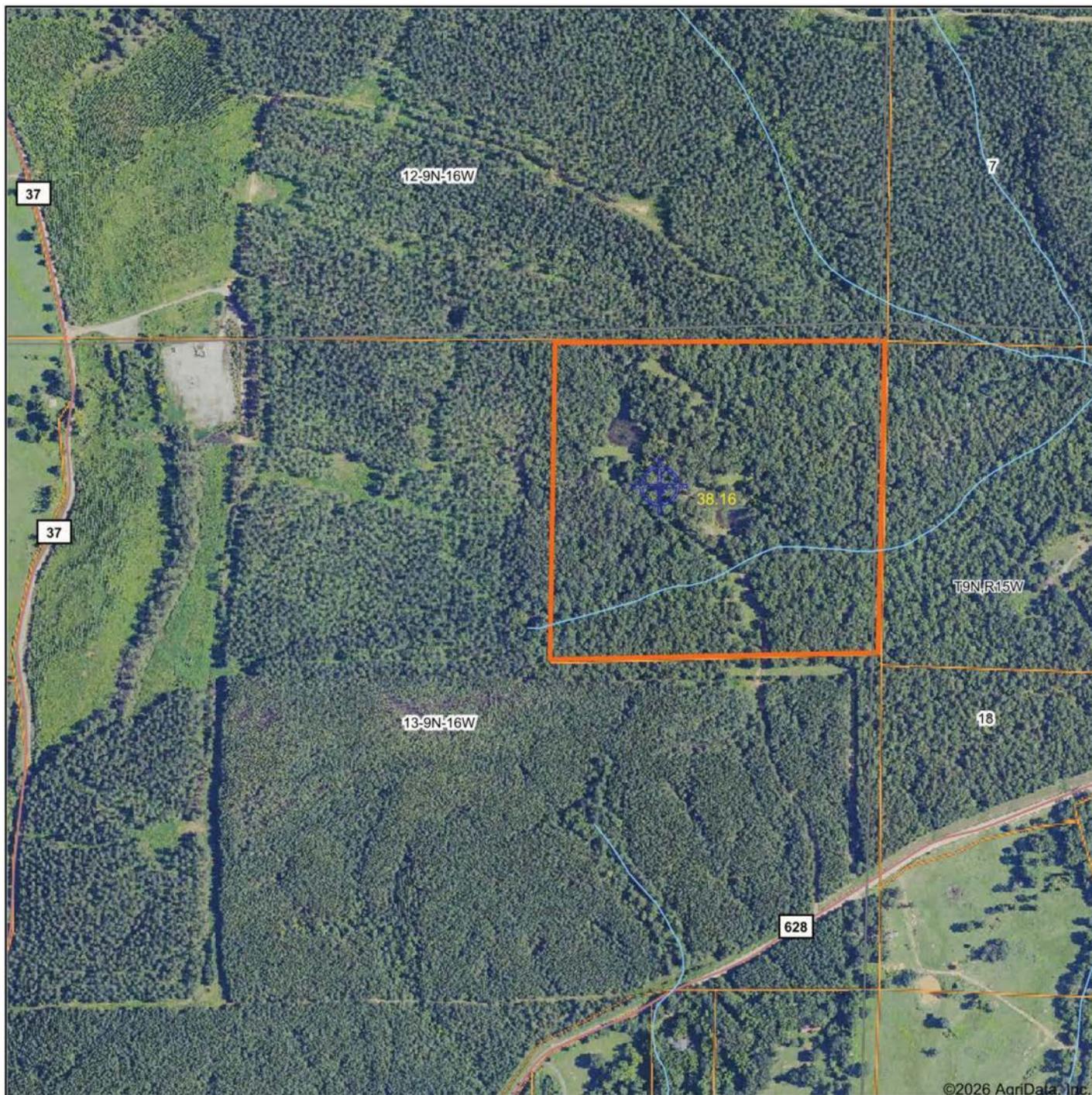
2 PONDS



TURN-KEY HUNTING



AERIAL MAP



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Boundary Center: 35° 25' 42.36, -92° 38' 28.34



Maps Provided By:



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13-9N-16W
Conway County
Arkansas



3/26/2026

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 516.6

Max: 607.2

Range: 90.6

Average: 562.6

Standard Deviation: 16.83 ft

0ft 273ft 545ft

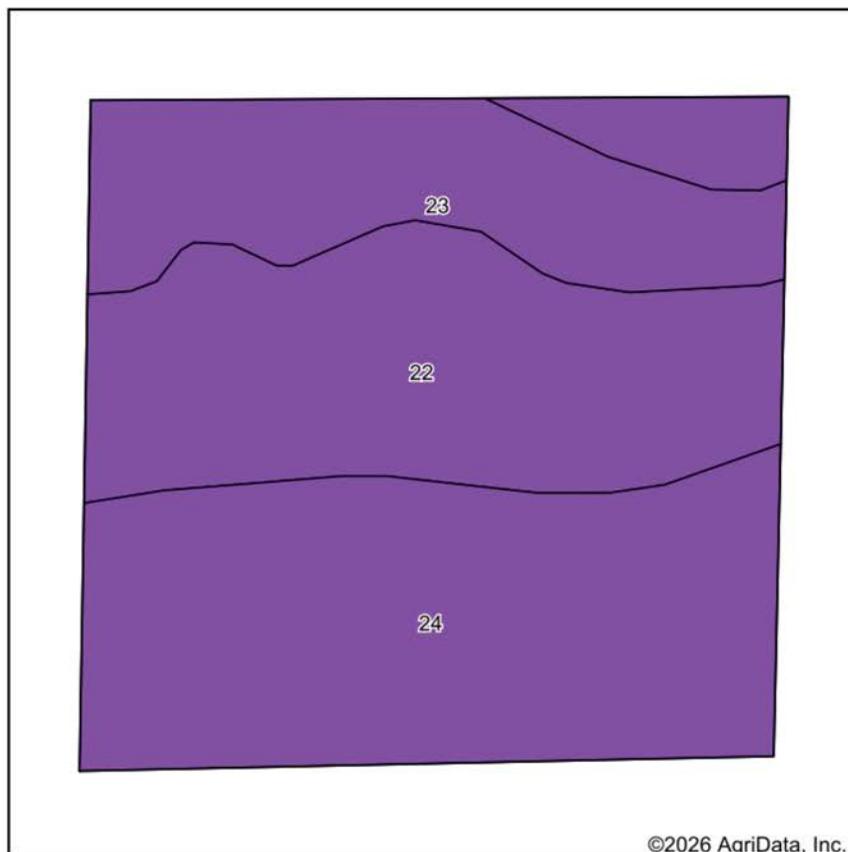


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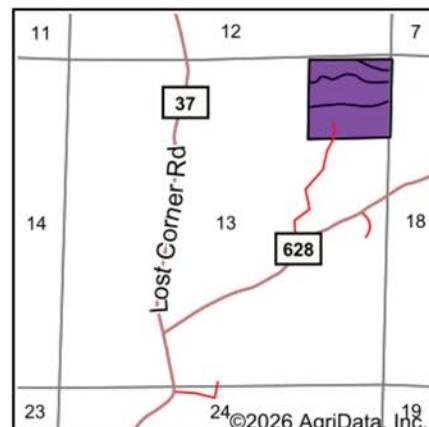
13-9N-16W
Conway County
Arkansas

Boundary Center: 35° 25' 42.36, -92° 38' 28.34

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Conway**
 Location: **13-9N-16W**
 Township: **Nichols**
 Acres: **38.16**
 Date: **3/26/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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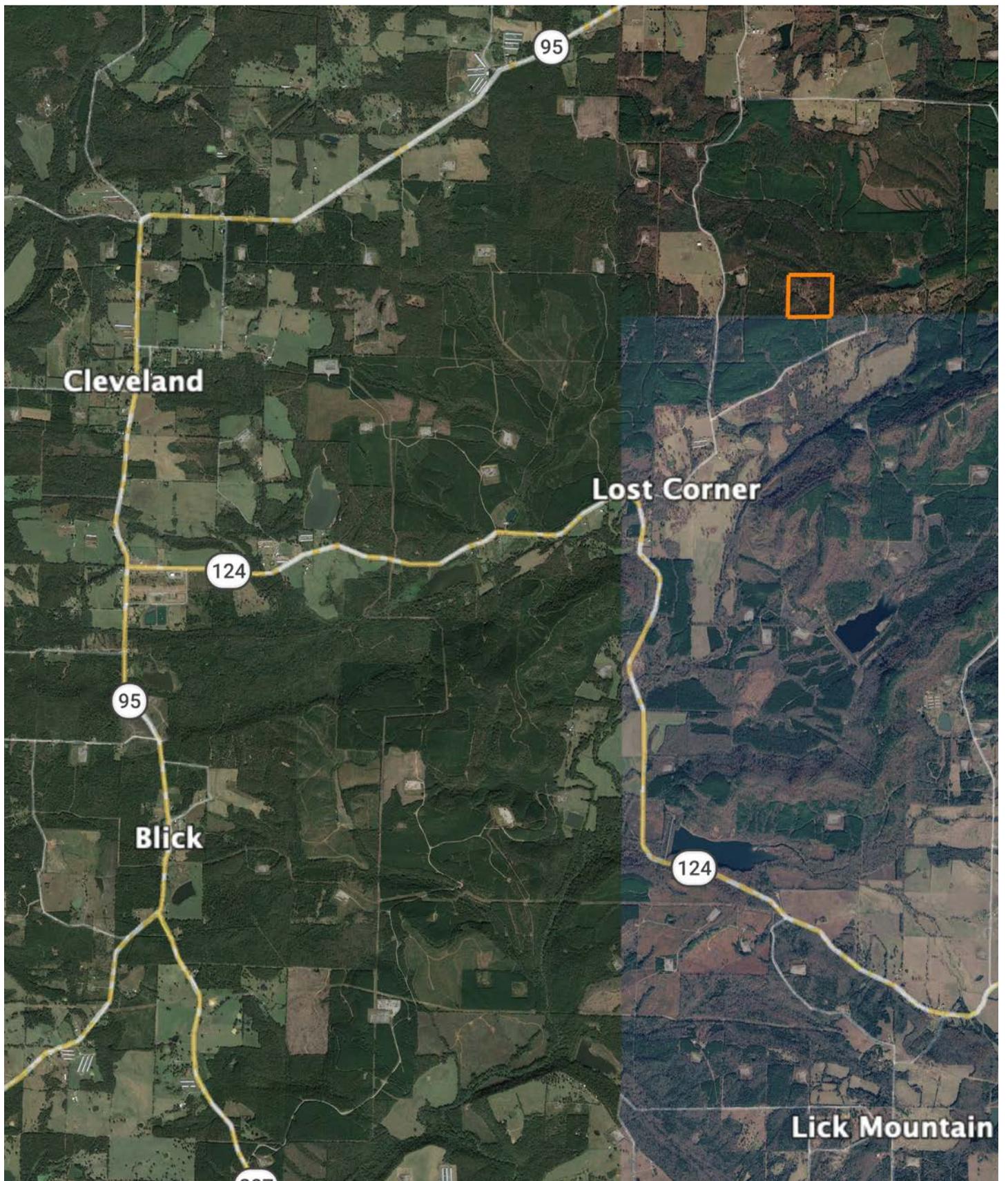


Area Symbol: AR029, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass AUM	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	
24	Mountainburg stony fine sandy loam, 12 to 40 percent slopes, rocky	17.59	46.1%		Vlls	1				1	
22	Mountainburg gravelly fine sandy loam, 3 to 8 percent slopes	12.59	33.0%		Vle	4	4	1	4	4	
23	Mountainburg gravelly fine sandy loam, 8 to 12 percent slopes	7.98	20.9%		Vle	4			3	2	
Weighted Average						6.46	2.6	1.3	0.3	1.9	2.2

*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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