



MIDWEST LAND GROUP
PRESENTS
INDEPENDENCE COUNTY
ARKANSAS
192 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

192 +/- ACRES OF SECLUDED TIMBERLAND WITH TRAILS, BLUFFS, AND PRIME WILDLIFE HABITAT

If you're looking for a new property right before turkey season, this 192 +/- acre tract on Union Hill Road in Pleasant Plains, Arkansas, is one you won't want to miss. Located in Independence County, this secluded property offers the kind of habitat and terrain serious outdoorsmen look for.

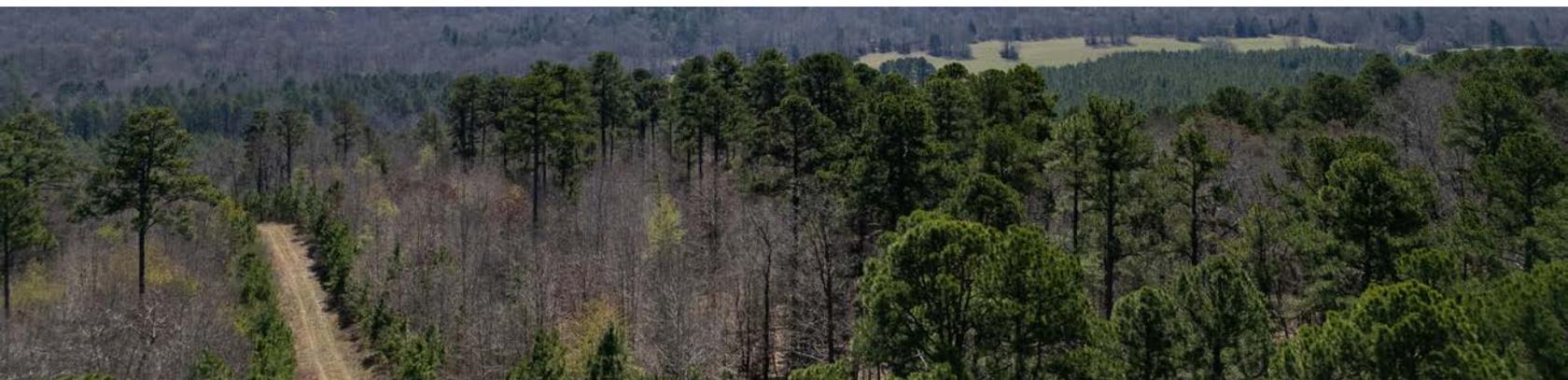
Accessed by a gated easement, the property provides privacy while still being reachable. An extensive trail system runs throughout, making it easy to navigate the land whether you're checking stands, riding, or exploring. Several open pockets are already in place and could be easily converted into productive food plots.

The timber consists of mature pine that was select harvested around 15 years ago, now complemented by a strong hardwood regrowth that creates excellent cover and wildlife habitat. The property is loaded with character, featuring impressive rock outcroppings and bluff faces that set it apart from typical tracts.

This property sits above Departee Creek, with multiple seasonal streams feeding into the creek and running through the land during the wet season, adding both to the natural beauty and the wildlife appeal. With approximately 320 feet of elevation change, the topography is steep and rugged, ideal for those wanting a true Ozark-style hunting property with natural pinch points and scenic views.

Conveniently located just 30 minutes from Batesville, 25 minutes from Bald Knob, and under an hour from Heber Springs, you get the perfect balance of seclusion and accessibility.

No utilities are currently on site, keeping the property raw and ready for your vision. Whether you're after a hunting retreat, recreational getaway, or long-term investment, this tract offers a unique opportunity in a great part of Independence County.



PROPERTY FEATURES

COUNTY: **INDEPENDENCE** | STATE: **ARKANSAS** | ACRES: **192**

- Extensive trail system
- Multiple food plot locations
- Mature pine with hardwood regrowth
- Excellent deer and turkey habitat
- Overlooks Departee Creek
- Seasonal streams on property
- Rock outcroppings and bluff features
- 20 +/- feet of elevation change
- Steep, rugged terrain
- No utilities on site
- 30 minutes to Batesville
- 25 minutes to Bald Knob
- Under 1 hour to Heber Springs



EXTENSIVE TRAIL SYSTEM



MATURE PINE & HARDWOOD REGROWTH



MULTIPLE FOOD PLOT LOCATIONS



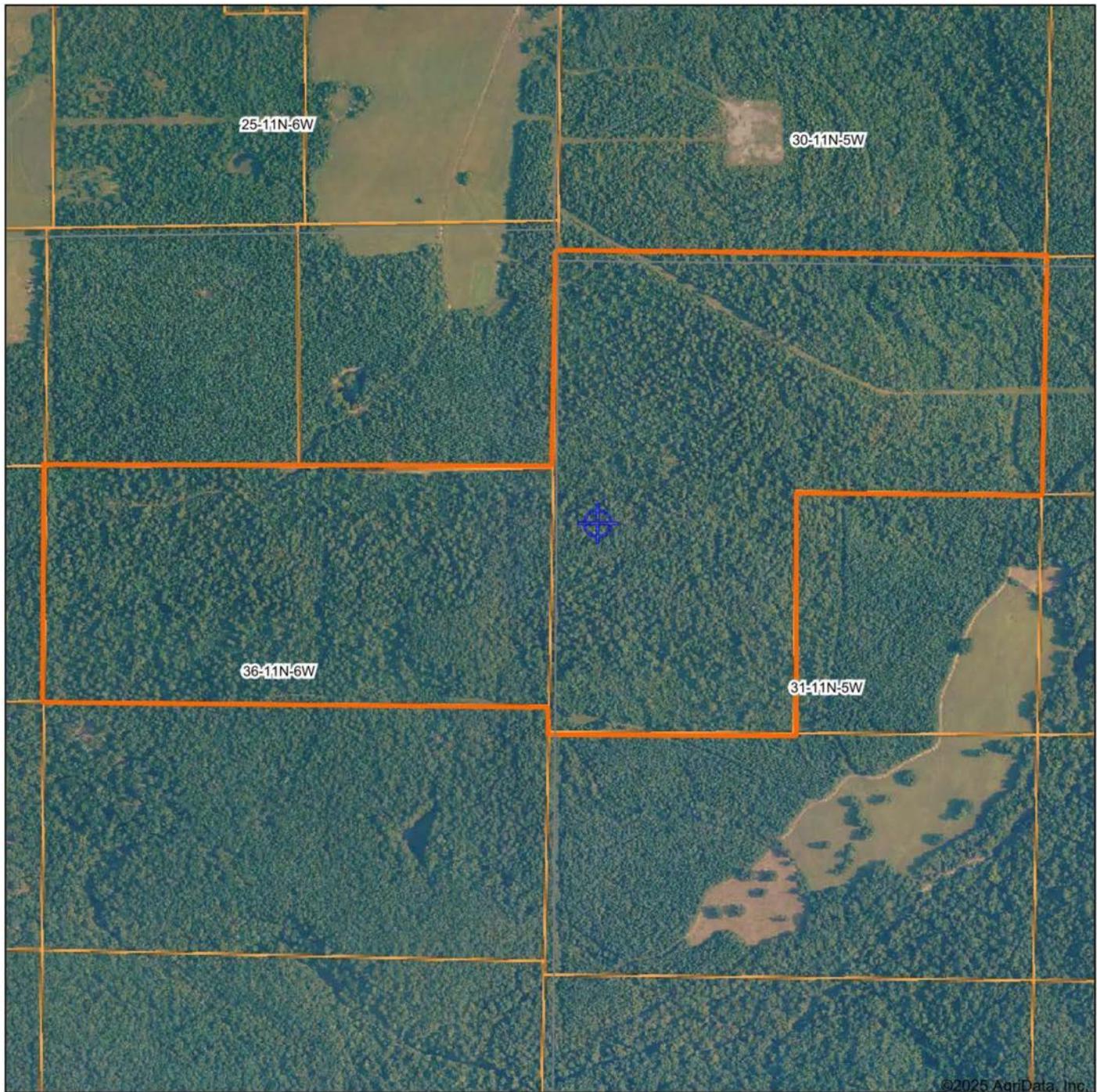
ROCK OUTCROPPINGS & BLUFF FEATURES



ADDITIONAL PHOTOS

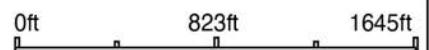


AERIAL MAP



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Boundary Center: 35° 32' 26.77, -91° 34' 54.4



36-11N-6W
Independence County
Arkansas



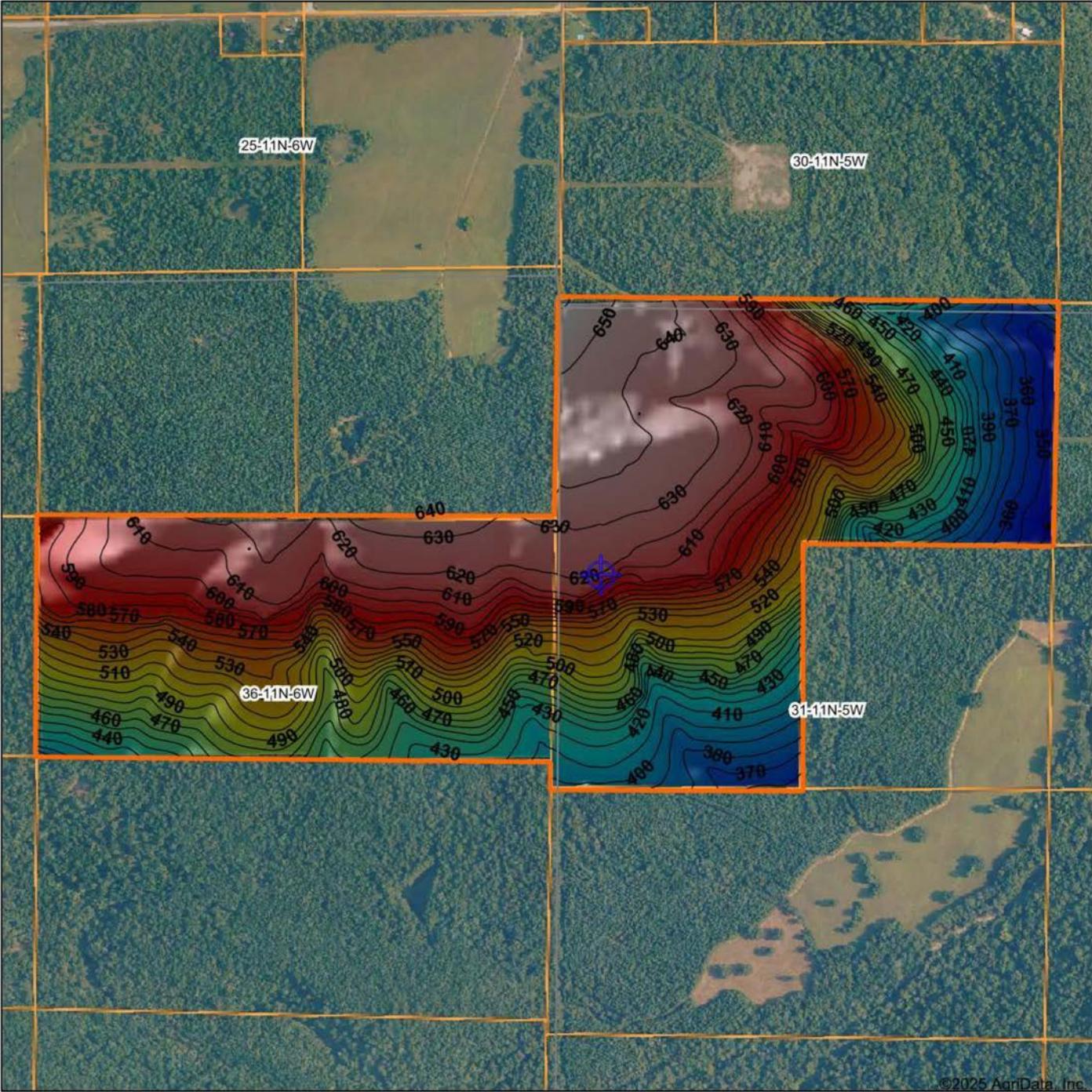
Maps Provided By:



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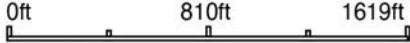
12/22/2025

HILLSHADE MAP



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 330.7
 Max: 660.5
 Range: 329.8
 Average: 522.2
 Standard Deviation: 90.52 ft

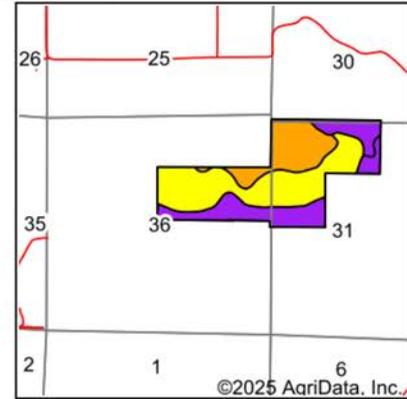


12/22/2025

36-11N-6W
Independence County
Arkansas

Boundary Center: 35° 32' 26.77, -91° 34' 54.4

SOILS MAP



State: **Arkansas**
 County: **Independence**
 Location: **36-11N-6W**
 Township: **Fairview**
 Acres: **192.35**
 Date: **12/22/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

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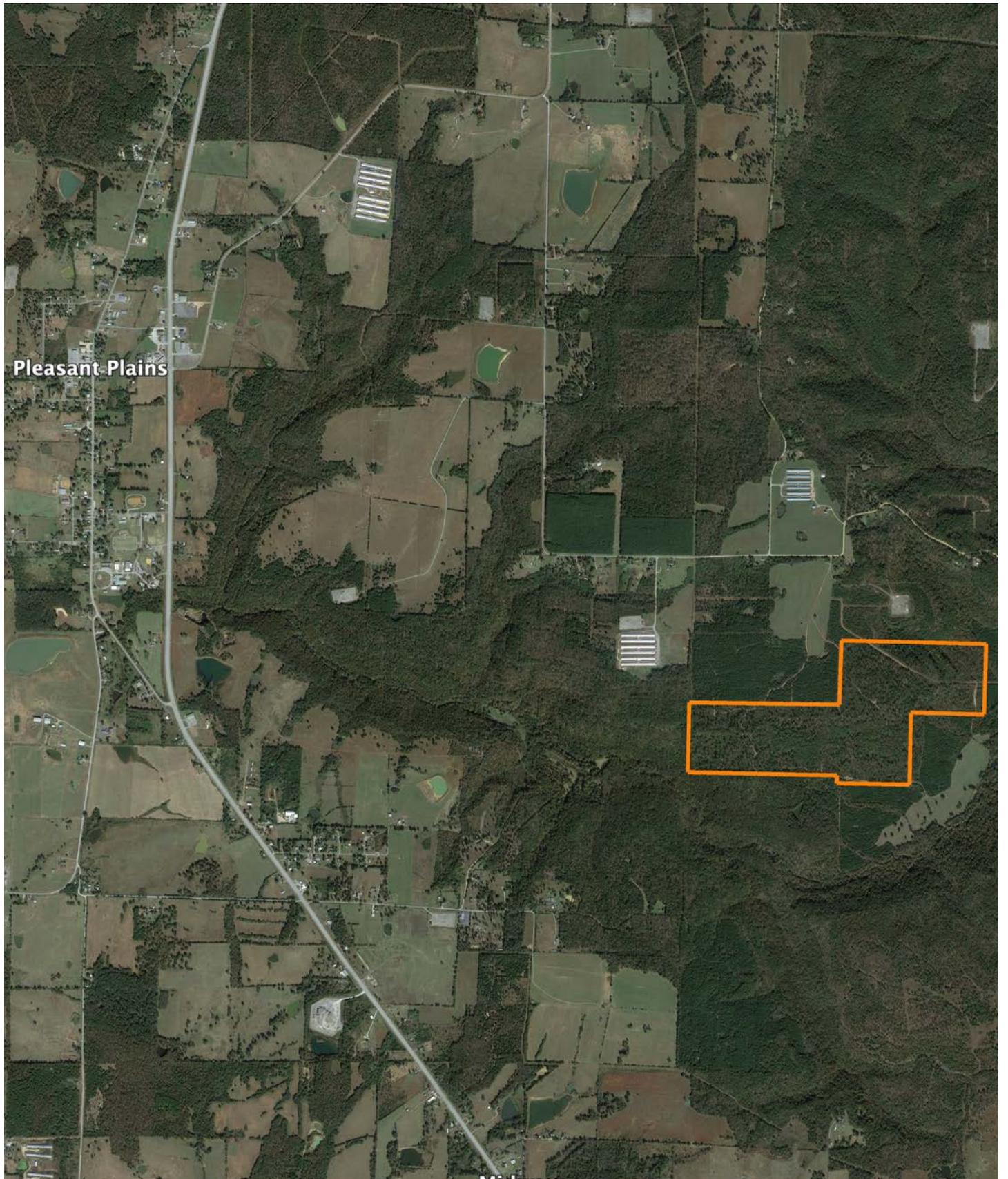
Area Symbol: AR063, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
36	Linker gravelly fine sandy loam, 8 to 12 percent slopes	88.13	45.7%		2.6ft. (Lithic bedrock)	IVe	36	2	35	1	7	
35	Linker gravelly fine sandy loam, 3 to 8 percent slopes	44.15	23.0%		2.6ft. (Lithic bedrock)	IIIe	36	3	35	2	7	
37	Linker gravelly fine sandy loam, 12 to 30 percent slopes	43.98	22.9%		2.5ft. (Lithic bedrock)	VIe	34	31	26	19	34	
22	Enders stony fine sandy loam, 20 to 45 percent slopes	16.09	8.4%		4.5ft. (Paralithic bedrock)	VIIIs	11	9	10	4	11	
Weighted Average							4.48	*n 33.5	*n 9.4	*n 30.9	*n 5.6	*n 13.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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

LAND AGENT

870.759.3011

CBoyd@MidwestLandGroup.com



MidwestLandGroup.com

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