

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

SHARP COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED 40 +/- ACRE TRACT WITH EXCELLENT HUNTING HISTORY

If you've been looking for a private hunting property with great habitat, this 40 +/- acre tract is one you won't want to miss! Tucked away and accessed by a deeded easement, the property offers the kind of quiet and seclusion that hunters appreciate. The setting provides a true escape while still being conveniently located just 15 minutes from Hardy and about an hour from Jonesboro.

The property is well-suited for deer and turkey hunting, with several small food plots already established and a good trail system that allows easy access throughout the land. The timber includes strong stands of producing white oaks that help draw wildlife to the property each

fall, along with areas of strategically placed fallen timber, helping create a more diverse habitat for wildlife. Deer and turkey are plentiful in the area, and the layout of the land creates natural travel corridors that hunters will appreciate.

A small pond provides a steady water source for wildlife and adds to the overall habitat. The property also includes a wooden box blind and several ladder stands that will convey with the sale, making it ready to hunt from day one. If you're looking for a secluded place to enjoy the outdoors and chase whitetails and turkeys, this property is well worth a look.



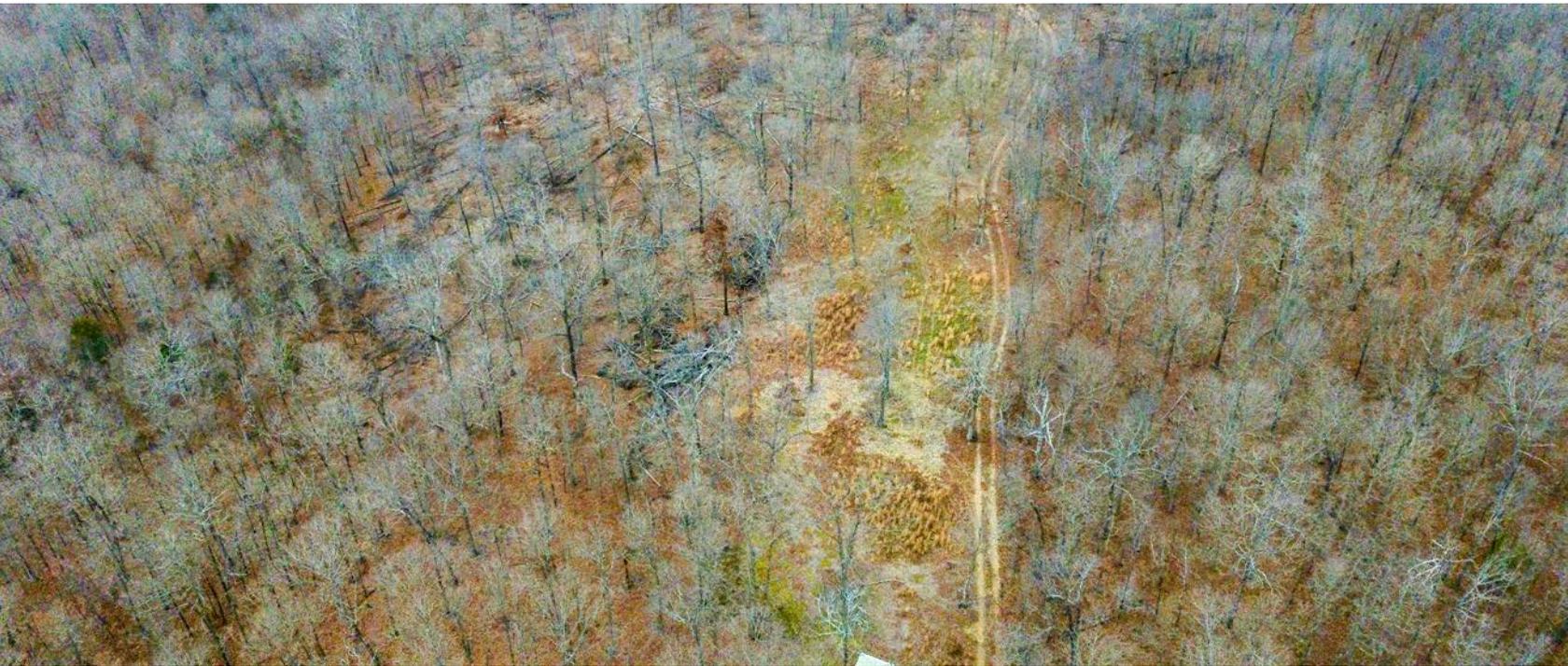
PROPERTY FEATURES

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

- Accessed via deeded easement
- Several small food plots
- Good trails for access
- Loaded with deer and turkey
- Good stands of producing White Oaks
- Small pond
- Wooden box, blind, and ladder stands convey
- Privacy and seclusion
- 15 minutes outside of Hardy
- 1 hour to Jonesboro



PRIVACY AND SECLUSION



SMALL POND



WOODEN BOX BLIND AND LADDER STANDS



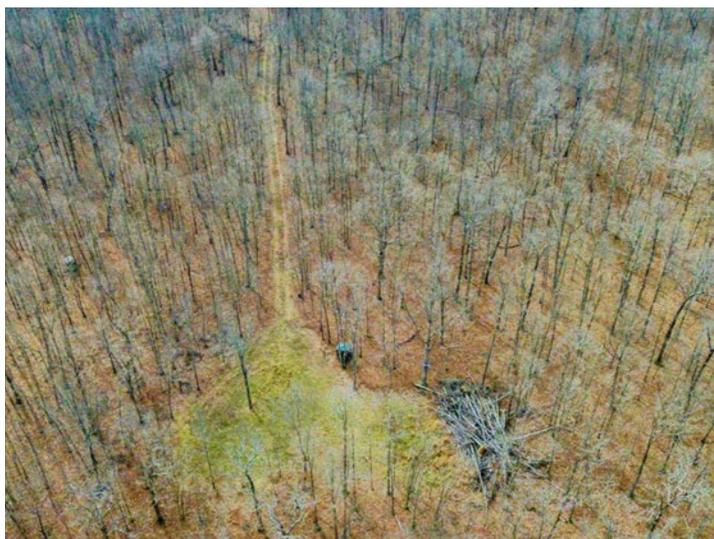
SEVERAL SMALL FOOD PLOTS



LOADED WITH DEER AND TURKEY



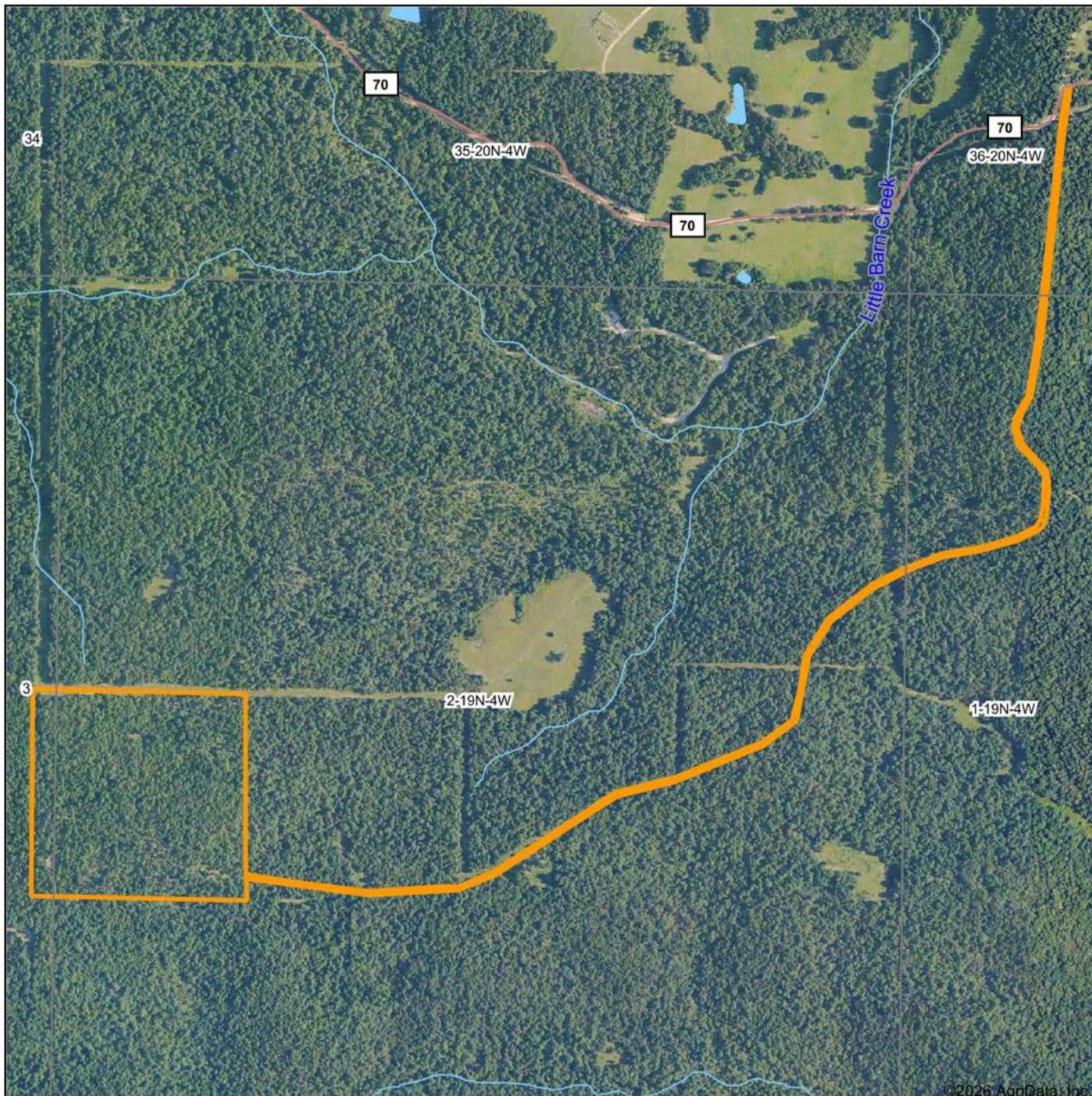
GOOD TRAILS FOR ACCESS



ADDITIONAL PHOTOS

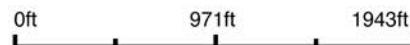


AERIAL MAP



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Boundary Center: 36° 19' 46.48, -91° 22' 18.16



2-19N-4W
Sharp County
Arkansas



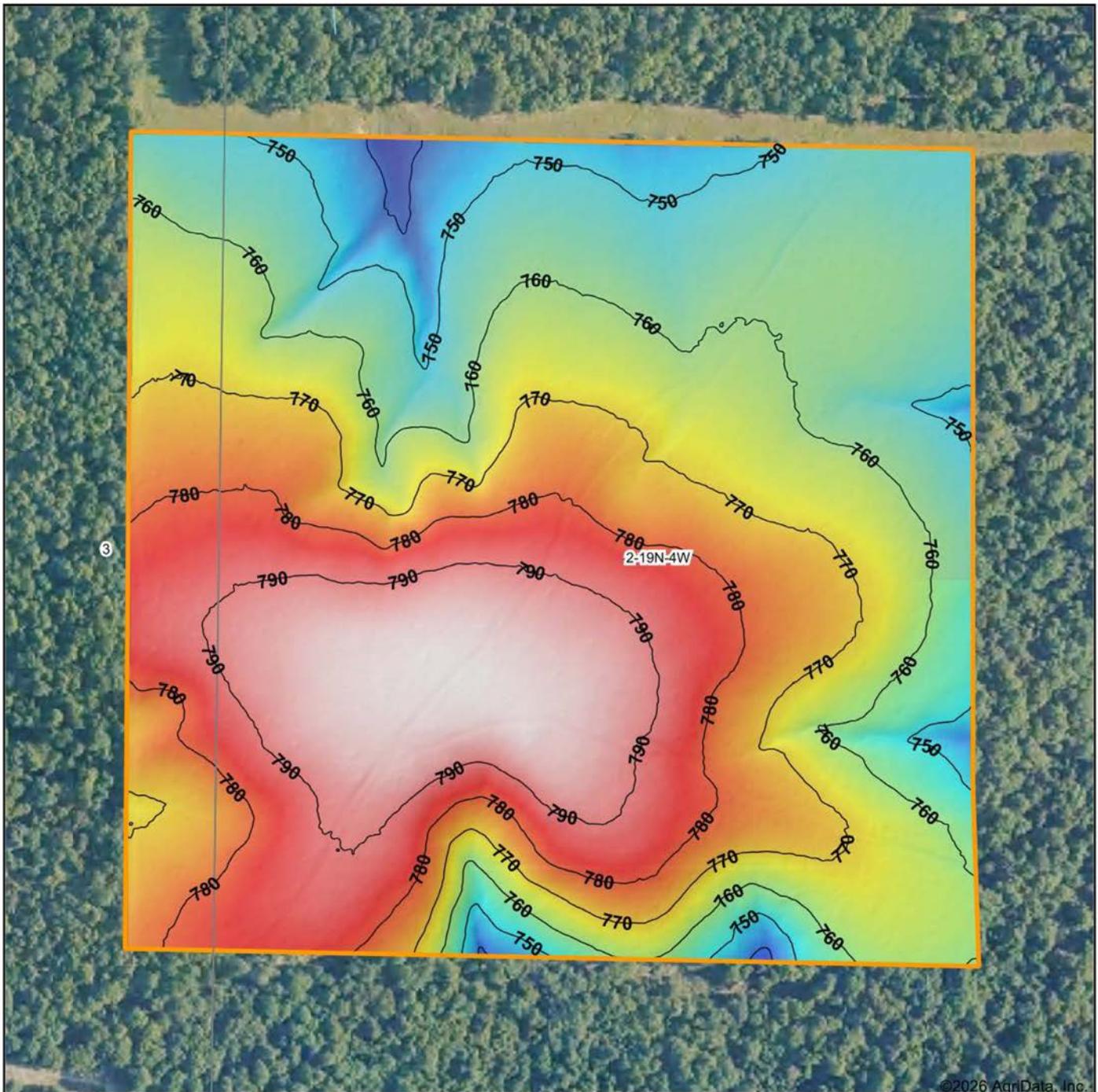
Maps Provided By:



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3/5/2026

HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 735.0
 Max: 800.0
 Range: 65.0
 Average: 770.3
 Standard Deviation: 14.9 ft

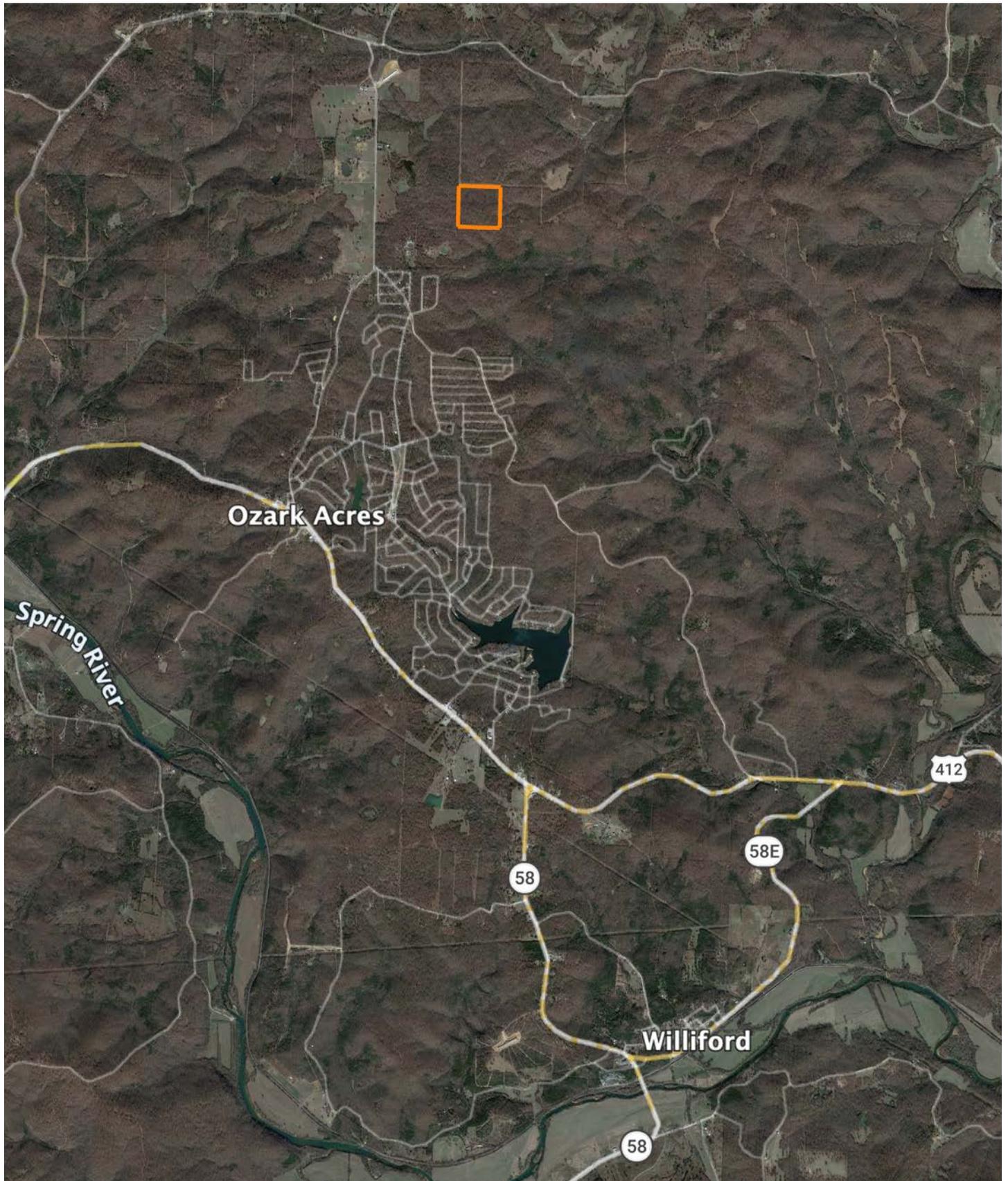


3/5/2026

2-19N-4W
Sharp County
Arkansas

Boundary Center: 36° 19' 28.47, -91° 22' 49.91

OVERVIEW MAP



AGENT CONTACT

Actions speak louder than words. That's what Michael Rook believes to be the key factor to his success. Born in Jonesboro, Arkansas, he grew up hearing this phrase preached by his parents so much that it became ingrained in his life philosophy. Michael grew up in the Arkansas Delta surrounded by rice, bean, corn, and cotton farms—some of which he worked on in his youth. He attended Valley View High School and Arkansas State University before going to work in the natural gas distribution industry. After a travel-extensive career in natural gas, Michael longed to plant his roots back in the dirt he grew up on, and find a career that capitalized on his passion for the outdoors.

At Midwest Land Group, he's able to combine that passion with his extensive local market knowledge to see others achieve their goals of land ownership. Michael pours himself into every transaction as if it were his own. Getting a new client is easy, but he knows that it takes honesty and integrity to keep a client, and you can rest assured in that. He doesn't tell clients he'll give them 100%; he proves it. When Michael's not working, you can find him hunting all kinds of game, fishing, golfing or skiing. He resides in Jonesboro, Arkansas, with his wife, Anna, and daughter, Kingston.



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