

MIDWEST LAND GROUP PRESENTS

43 ACRES
SHARP COUNTY, AR

1455 AR HWY 115, SMITHVILLE, ARKANSAS, 72466



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE FULL PACKAGE: NEWLY REMODELED HOME, SHOP, & 43 +/- ACRES

Along Highway 115 in Smithville, Arkansas, where the landscape rolls gently through Sharp County and the woods are alive with deer, sits a property that feels like a private retreat shaped by both comfort and practicality. Set on 43 +/- acres of mixed hardwood, pine, and cedar timber, this 2,324 square foot brick and siding home offers the kind of quiet lifestyle that invites you to slow down, step onto the back porch, and take in the beauty of the land around you.

The home itself strikes a balance between warmth and modern refinement. With four bedrooms and two and a half baths, the layout is designed for both gathering and privacy, with the master suite tucked on the opposite end of the house from the guest quarters. Inside, a renovation completed in June 2023, brought new life to the space with crisp paint, luxury vinyl plank flooring, solid wood kitchen cabinetry, and new countertops. The combined kitchen and dining area creates an easy, welcoming flow, while a large pantry adds a practical

touch for everyday living. A new metal roof, installed in August 2022, adds lasting value and peace of mind.

Outside, the setting is every bit as appealing as the interior. A circle gravel driveway leads you home through a yard dotted with mature pines, creating an arrival that feels both inviting and timeless. Nearby, a 40'x32' metal shop with a sliding door for larger equipment and an attached lean-to offers generous room for work, storage, or hobbies.

The land also sets this property apart. The 43 +/- acres offer a rich blend of timber and open natural beauty, with abundant deer sign and a strong connection to the wildlife that makes this part of Arkansas so special. Whether you are looking for a full-time residence, a country escape, or a place where function meets the rhythms of the outdoors, this Smithville property offers a rare chance to experience it all.



PROPERTY FEATURES

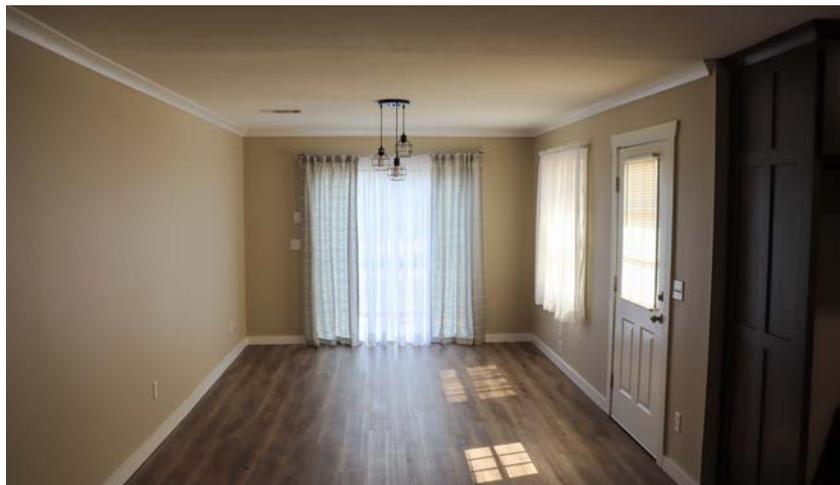
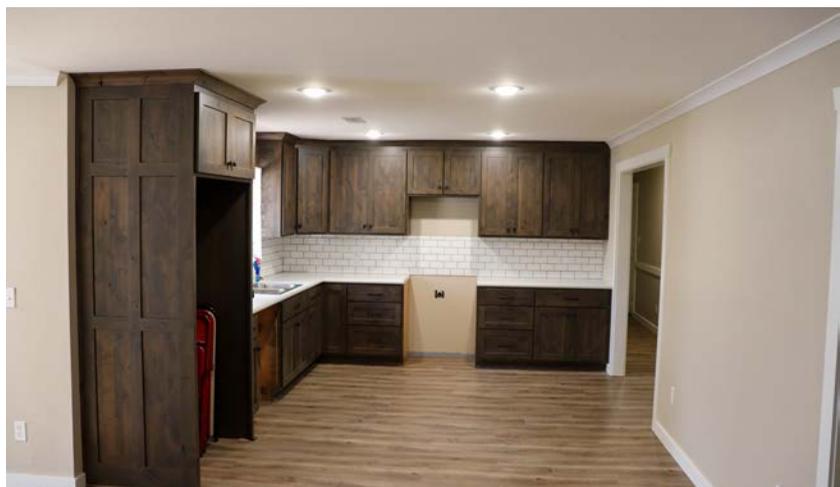
COUNTY: **SHARP** | STATE: **ARKANSAS** | ACRES: **43**

- 4 bedrooms and 2.5 bathrooms
- Split floor plan with master suite on opposite end from guest quarters
- Renovation completed in June 2023
- Fresh interior paint throughout
- Luxury vinyl plank flooring
- New solid wood kitchen cabinets
- New kitchen countertops
- Combined kitchen and dining area
- Large pantry for extra storage
- New metal roof installed in August 2022
- Circle gravel driveway
- Yard surrounding the home dotted with mature pine trees
- Back porch with views of wildlife and the surrounding land
- 40'x32' metal shop with sliding door for larger equipment
- Lean-to attached to shop for added storage or coverage
- Electric HVAC system
- Electric water heater
- Septic system already in place
- Water provided by Grange Calamine Community Water
- Land features mixed hardwood, pine, and cedar timber
- Abundant deer sign throughout the property
- Ideal for country living, recreation, or hunting use



2,324 SQ. FT. BRICK AND SIDING HOME

Inside, a renovation completed in June 2023, brought new life to the space with crisp paint, luxury vinyl plank flooring, solid wood kitchen cabinetry, and new countertops.



CIRCLE GRAVEL DRIVEWAY



40'X32' METAL SHOP



MIXED HARDWOOD, PINE, & CEDAR TIMBER

The 43 +/- acres offer a rich blend of timber and open natural beauty, with abundant deer sign and a strong connection to the wildlife that makes this part of Arkansas so special.



ABUNDANT DEER SIGN



AERIAL MAP



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Boundary Center: $36^{\circ} 0' 45.34$, $-91^{\circ} 27' 34.24$

0ft 317ft 633ft



Maps Provided By:



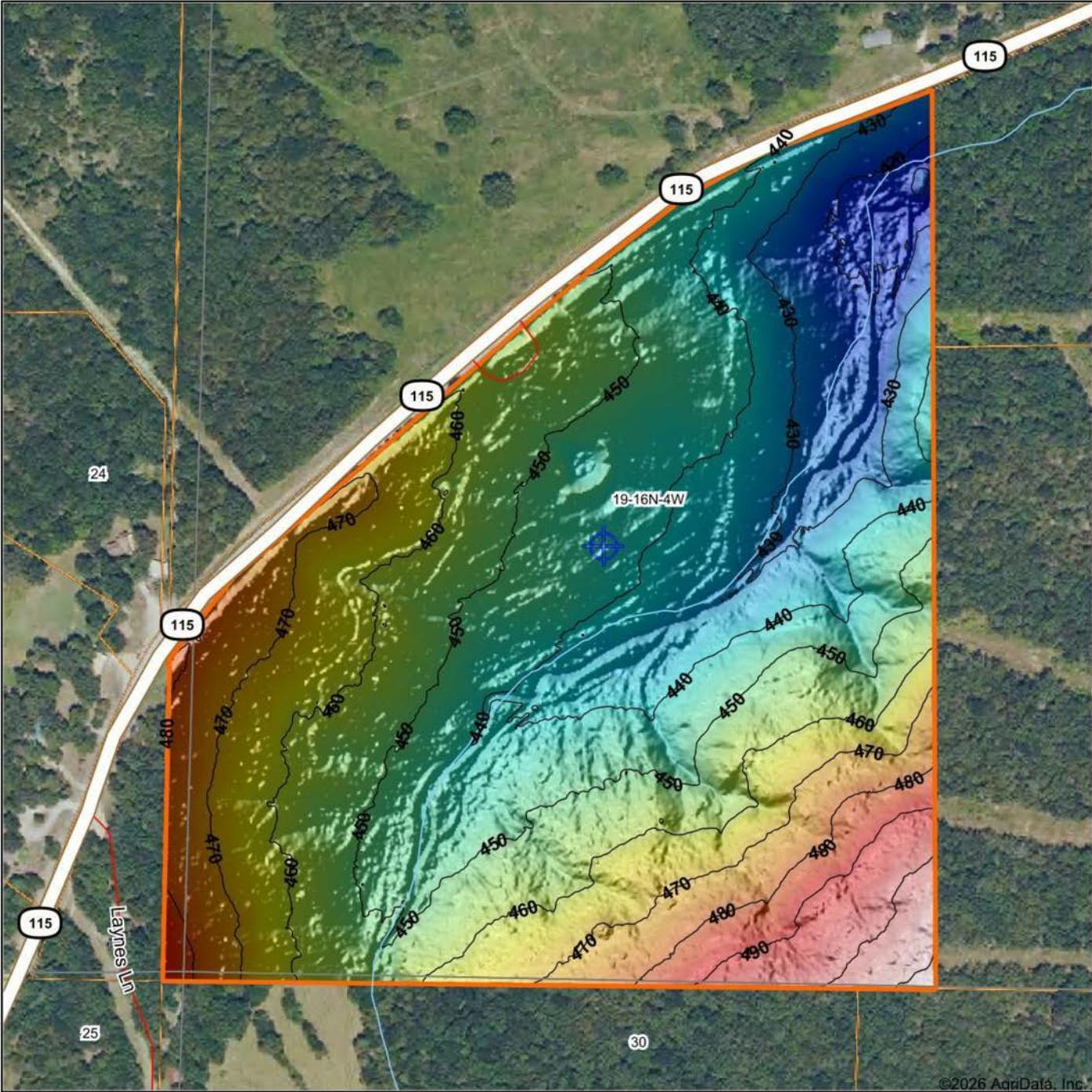
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19-16N-4W
Sharp County
Arkansas

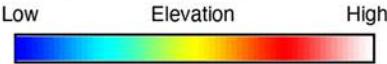


3/27/2026

HILLSHADE MAP

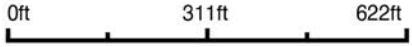


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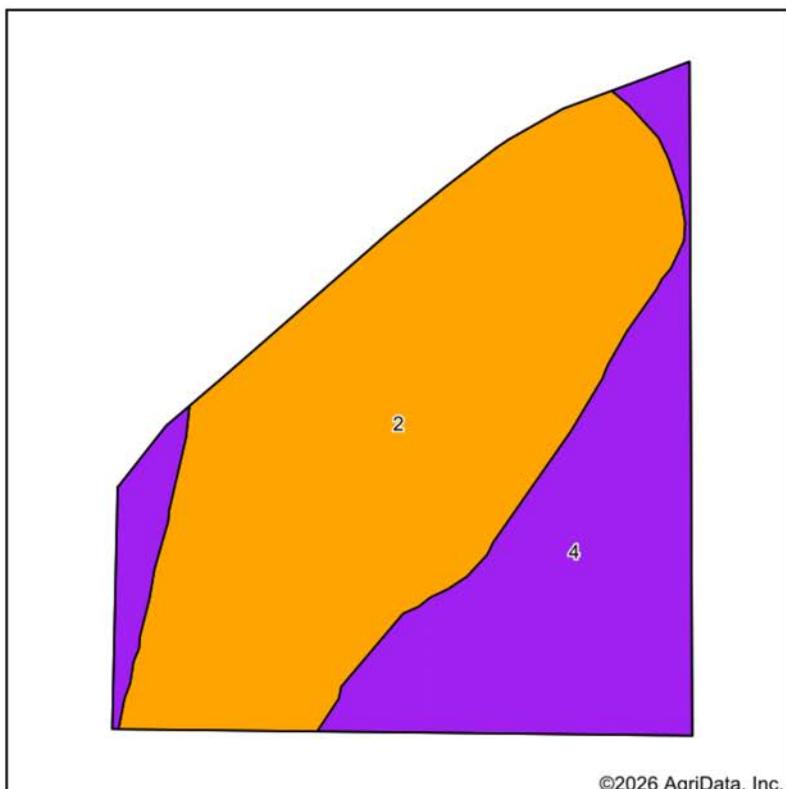
Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 414.4
 Max: 513.6
 Range: 99.2
 Average: 453.1
 Standard Deviation: 18.11 ft

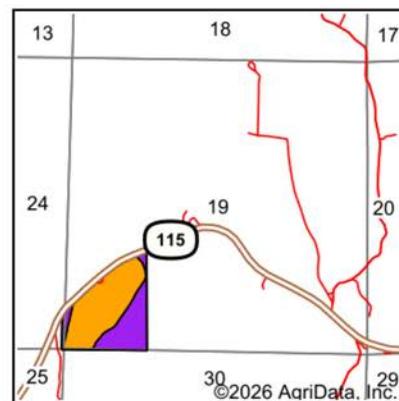


3/27/2026
19-16N-4W
Sharp County
Arkansas
 Boundary Center: 36° 0' 45.34, -91° 27' 34.24

SOILS MAP



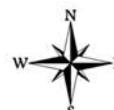
Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Sharp**
 Location: **19-16N-4W**
 Township: **Big Creek**
 Acres: **46.48**
 Date: **3/27/2026**



Maps Provided By:



Area Symbol: AR135, Soil Area Version: 23

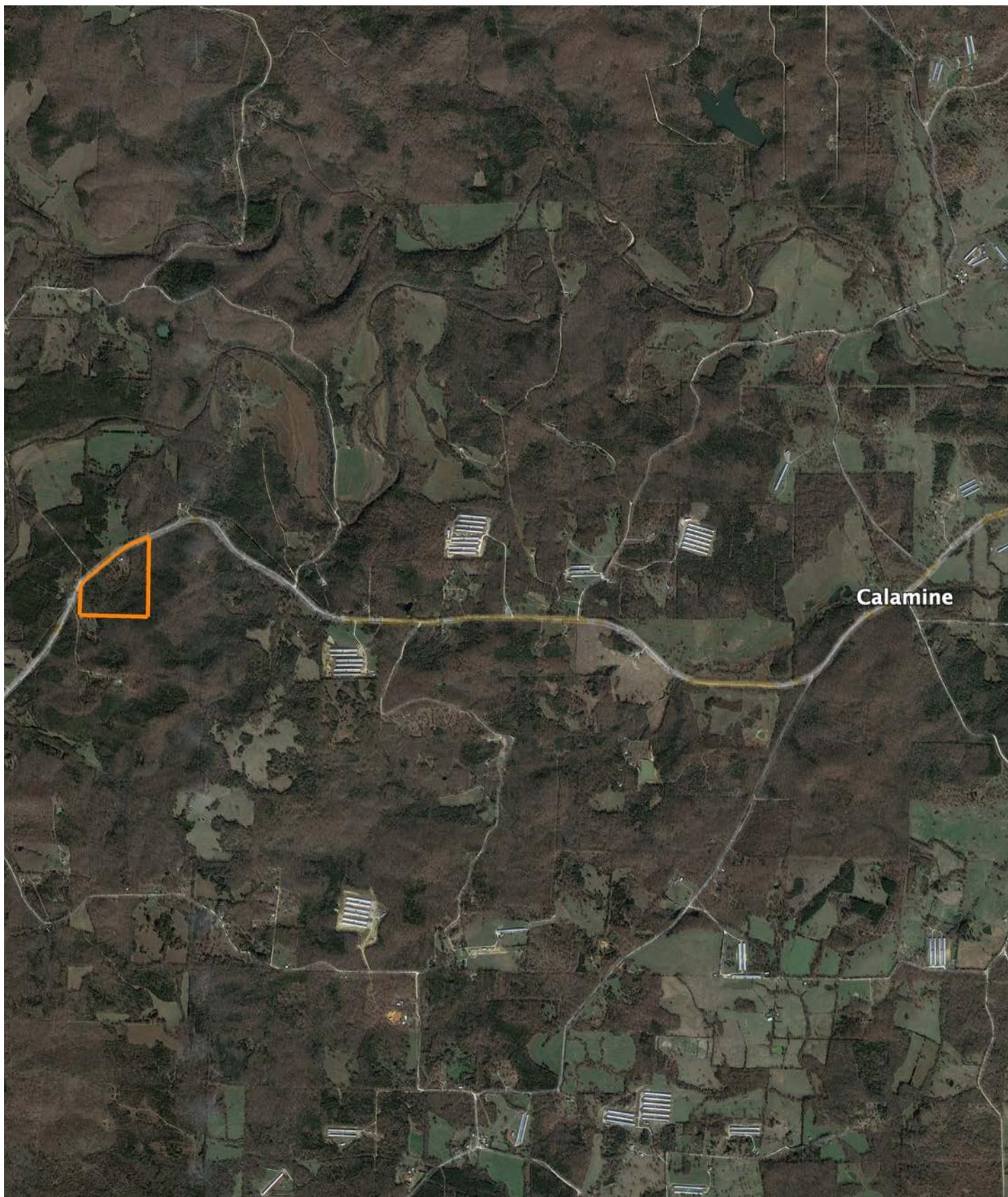
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
2	Boden fine sandy loam, 3 to 8 percent slopes	29.84	64.2%		4.6ft. (Lithic bedrock)	Ille	66	53	44	
4	Boden stony fine sandy loam, 8 to 20 percent slopes	16.64	35.8%		4.6ft. (Lithic bedrock)	Vls	59	47	37	
Weighted Average							4.07	*n 63.5	*n 50.9	*n 41.5

*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

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