

MIDWEST LAND GROUP PRESENTS

31.5 ACRES IN

JOHNSON COUNTY ARKANSAS

1176 COUNTY ROAD 2201, HARTMAN, AR 72840



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

31.5 +/- ACRE CATTLE FARM AND HOME IN JOHNSON COUNTY

Midwest Land Group is pleased to present this 31.5 +/- acre cattle farm, including a residence, to the market. The property features well-maintained, fenced, and cross-fenced pastures. A cattle working lot is present and could be readily returned to use with some clearing. Amenities include a concrete waterer supplied by an existing well. Two ponds, stocked with fish, are located in the south paddock. A grazing lease is currently in place on the pasture, which is subject to termination or continuation by the new owner.

The residence is a well-maintained four-bedroom, two-bathroom home. It features a spacious living room and den area, with a combination of hardwood and vinyl laminate flooring. The entire interior has been recently

repainted and is prepared for immediate occupancy. The exterior is finished with steel siding and includes a chain-link fenced area on the north side of the home. The yard is neatly kept, with Zoysia grass present in the front of the residence. Also included is a one-car carport attached to the home.

The backyard boasts large shade trees, providing an ideal setting for relaxation while observing children or enjoying a sunset. Furthermore, the property includes an approximately 36'x40' shop with a concrete floor and electricity, along with an adjacent chicken coop. This property has the potential to offer the new owner a lifetime of cherished memories, just as it has for the previous owner.



PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **ARKANSAS** | ACRES: **31.5**

- Well-maintained pasture
- City water with well backup
- 2 ponds
- Highway frontage
- Working lot
- Concrete water well fed
- Fenced yard
- 4 bed, 2 bath home
- Hardwood and vinyl laminate floors
- 15 minutes to Clarksville



WELL MAINTAINED PASTURE

A grazing lease is currently in place on the pasture, which is subject to termination or continuation by the new owner.



HIGHWAY FRONTAGE



2 PONDS



36'X40' SHOP



4 BED, 2 BATH HOME

The residence is a well-maintained four-bedroom, two-bathroom home. It features a spacious living room and den area, with a combination of hardwood and vinyl laminate flooring. The entire interior has been recently repainted and is prepared for immediate occupancy.

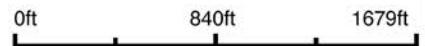


AERIAL MAP



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Boundary Center: 35° 27' 4.1, -93° 36' 12.46



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12-9N-25W
Johnson County
Arkansas



4/3/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 442.5
Max: 493.1
Range: 50.6
Average: 471.4
Standard Deviation: 8.6 ft

0ft 272ft 545ft

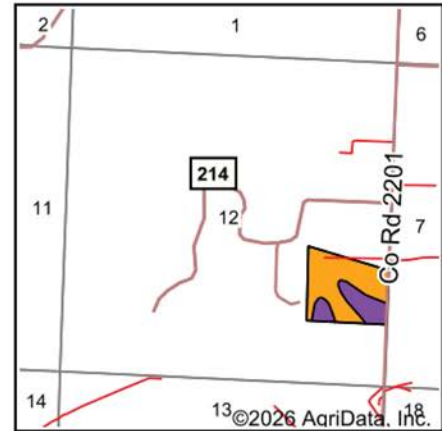


4/3/2026

12-9N-25W
Johnson County
Arkansas

Boundary Center: 35° 27' 4.1, -93° 36' 12.46

SOILS MAP



State: **Arkansas**
 County: **Johnson**
 Location: **12-9N-25W**
 Township: **Ward**
 Acres: **31.66**
 Date: **4/3/2026**



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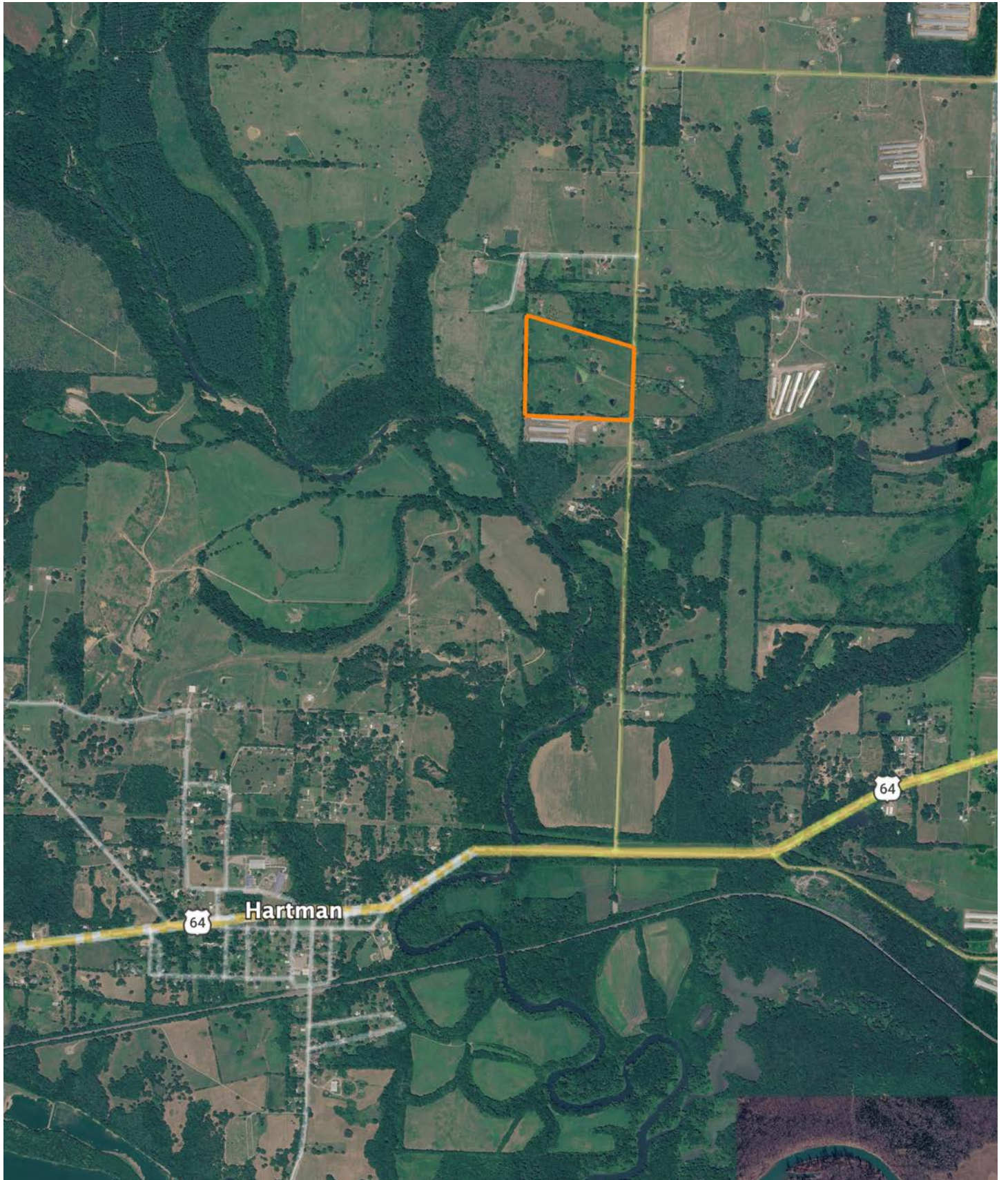
Soils data provided by USDA and NRCS.

Area Symbol: AR071, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grass hay Tons	Oats Bu	Soybeans Bu	Tall fescue AUM	Wheat Bu	
CaC	Cane fine sandy loam, 3 to 8 percent slopes	22.52	71.1%		Ille	8		65	700	5		30		30	
MoD	Mountainburg gravelly fine sandy loam, 3 to 12 percent slopes	9.14	28.9%		Vle			4			35		4	20	
Weighted Average						3.87	5.7	1.2	46.2	497.9	3.6	10.1	21.3	1.2	27.1

*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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