

MIDWEST LAND GROUP PRESENTS



# SHARP COUNTY, AR

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331 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# STRUTTING GOBBLERS, TROPHY BUCKS & ZERO SETUP REQUIRED

If you've been searching for a truly turn-key hunting and recreational property, this 331 acre wildlife haven in Sharp County is the complete package. From the moment you pass through the custom steel gated entrance, you'll immediately recognize the level of care, investment, and wildlife management that has gone into creating one of the premier hunting properties in north Arkansas.

Access throughout the property is exceptional thanks to an improved white chat gravel road system and a brand-new creek crossing with culverts, providing reliable access in virtually all weather conditions. Whether you're heading to a stand before daylight or checking food plots after a rain, you'll appreciate the convenience and dependability this infrastructure provides.

The property features two separate camp or build sites, each already equipped with electricity, a water well, and a septic system, making it easy for multiple families, hunting partners, or future homesites to enjoy the property immediately.

Wildlife habitat has been intensively developed and managed for years. Multiple established food plots are strategically positioned throughout the farm, while recent brush mulching projects have transformed previously unusable thickets into productive wildlife habitat and travel corridors. The result is a property loaded with deer and turkey sign at every turn. In fact,

while touring the property, three mature gobblers were observed strutting in one of the food plots, a testament to the healthy turkey population that calls this land home.

The hunting setup is already in place and ready for opening day, including:

- 4 Stationary Box Blinds
- 3 Tripod Deer Stands
- Numerous Ladder Stands
- 4 Covered Trough Feeders

Every aspect of this property has been designed to maximize wildlife utilization and hunting success, creating a rare opportunity for buyers looking to step into a fully operational hunting tract without years of additional work and expense.

A beautiful year-round creek winds through the property, providing a dependable water source for wildlife and adding to the scenic beauty and recreational appeal.

What truly separates this offering from others is the extensive list of included improvements and equipment.

The sale includes:

- 2016 Honda Pioneer 1000-5 Deluxe
- 2018 Heartland Camper with Slide-Out
- 2026 Puma 32BRFQ Triple Slide-Out Camper with Outdoor Kitchen
- Covered camper awning setup

Simply arrive, unlock the gate, and start enjoying everything this property has to offer from day one.

Whether you're looking for a premier hunting retreat, family recreational getaway, future lodge location, or long-term investment in one of Arkansas's most desirable hunting regions, this 331 acre Sharp County property is as close to turn-key as you'll find.

Properties with this level of infrastructure, wildlife management, equipment, and move-in-ready convenience rarely come to market. Schedule your private tour today and see firsthand why this remarkable hunting and recreational property stands in a class of its own.



## PROPERTY FEATURES

COUNTY: **SHARP** | STATE: **ARKANSAS** | ACRES: **331**

- Custom steel gated entrance
- Improved white chat gravel road system
- New culvert creek crossing for all-weather access
- Two camp/build sites with power, well & septic
- Year-round creek
- Multiple established food plots
- Recent brush mulching to improve wildlife habitat
- Intensively managed for deer & turkey
- Abundant deer and turkey sign throughout
- 4 box blinds
- 3 tripod stands
- Numerous ladder stands
- 4 covered trough feeders
- 2016 Honda Pioneer 1000-5 Deluxe included
- 2018 Heartland camper with slide-out included
- 2026 Puma 32BRFQ triple slide-out camper with outdoor kitchen included
- Covered camper awning setup
- Turn-key hunting property—ready to enjoy on day one
- All equipment, lodging, and hunting infrastructure in place

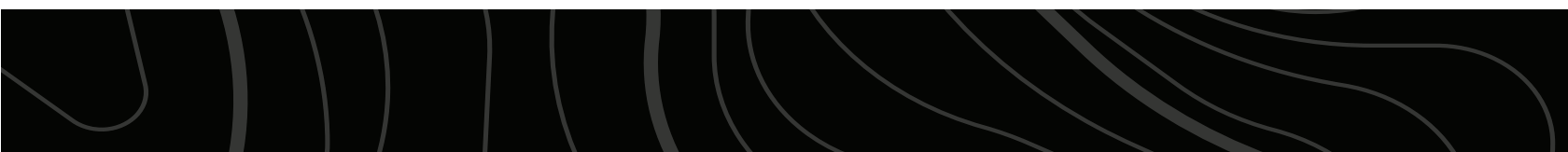
# 331 ACRES

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# TWO CAMP/BUILD SITES

The property features two separate camp or build sites, each already equipped with electricity, a water well, and a septic system, making it easy for multiple families, hunting partners, or future homesites to enjoy the property immediately.



# CUSTOM STEEL GATE ENTRANCE

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# ROAD SYSTEM & CULVERT

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# MULTIPLE ESTABLISHED FOOD PLOTS

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# TOWER BLINDS, STANDS, & FEEDERS

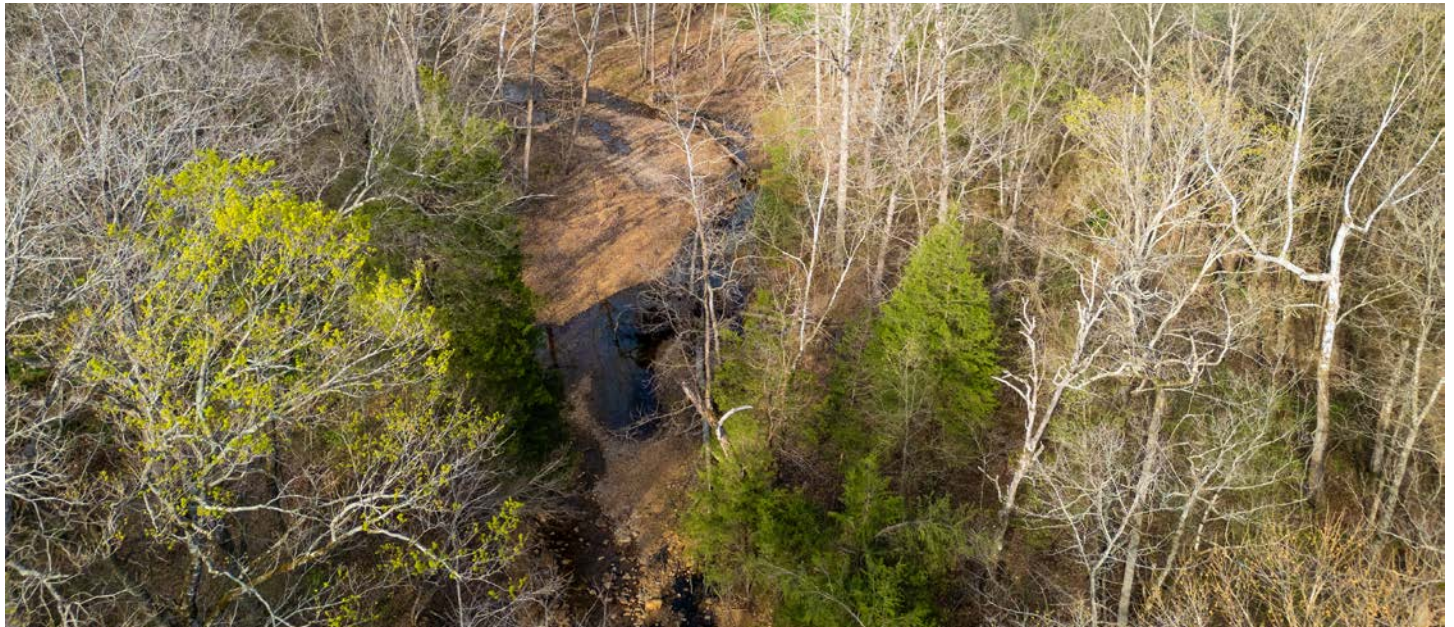
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# YEAR-ROUND CREEK

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A beautiful year-round creek winds through the property, providing a dependable water source for wildlife and adding to the scenic beauty and recreational appeal.



# TRAIL CAM PICTURES

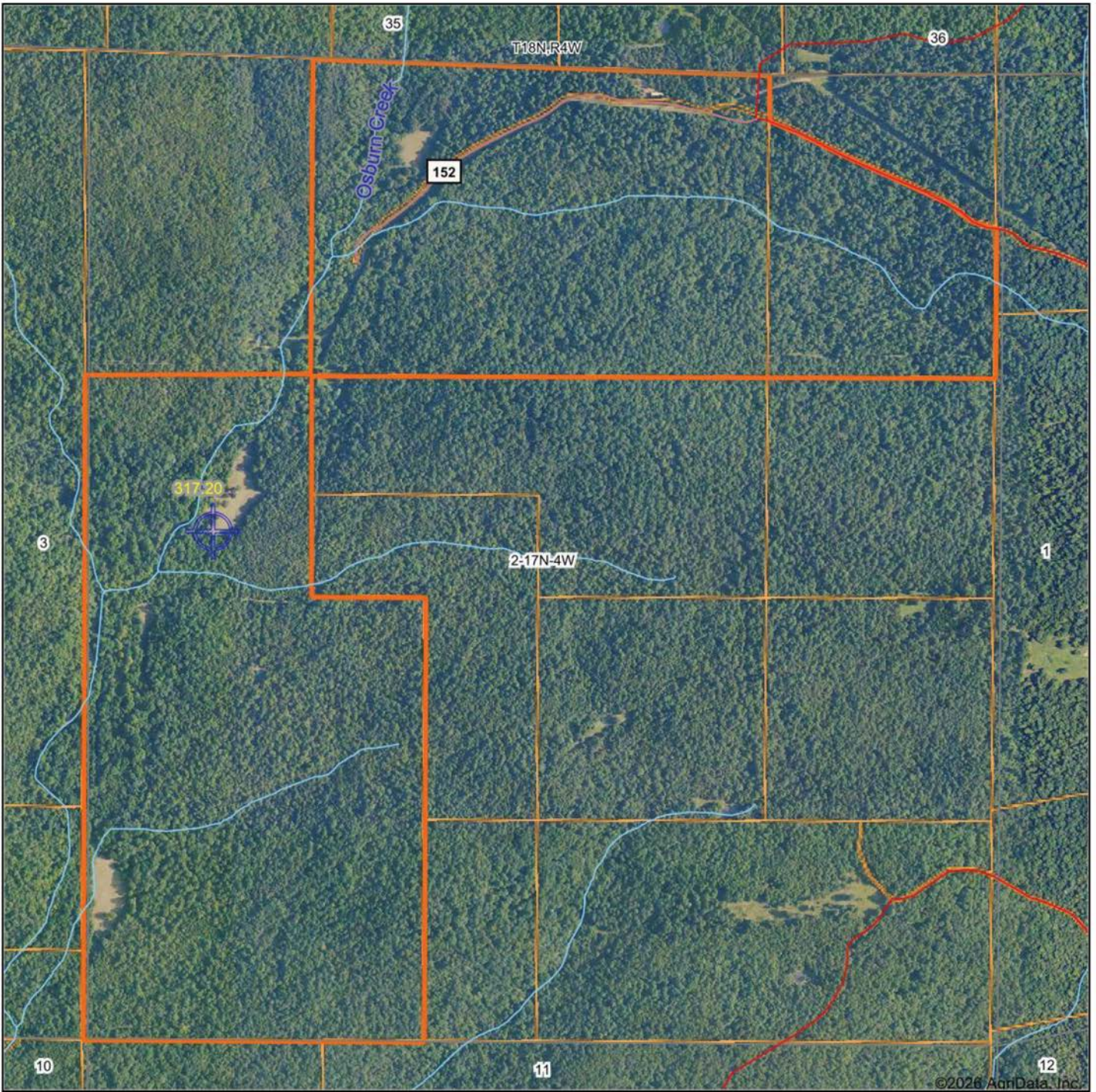
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# TRAIL CAM PICTURES

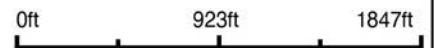


# AERIAL MAP



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Boundary Center: 36° 9' 0.89, -91° 22' 30.07



**2-17N-4W**  
**Sharp County**  
**Arkansas**



6/11/2026

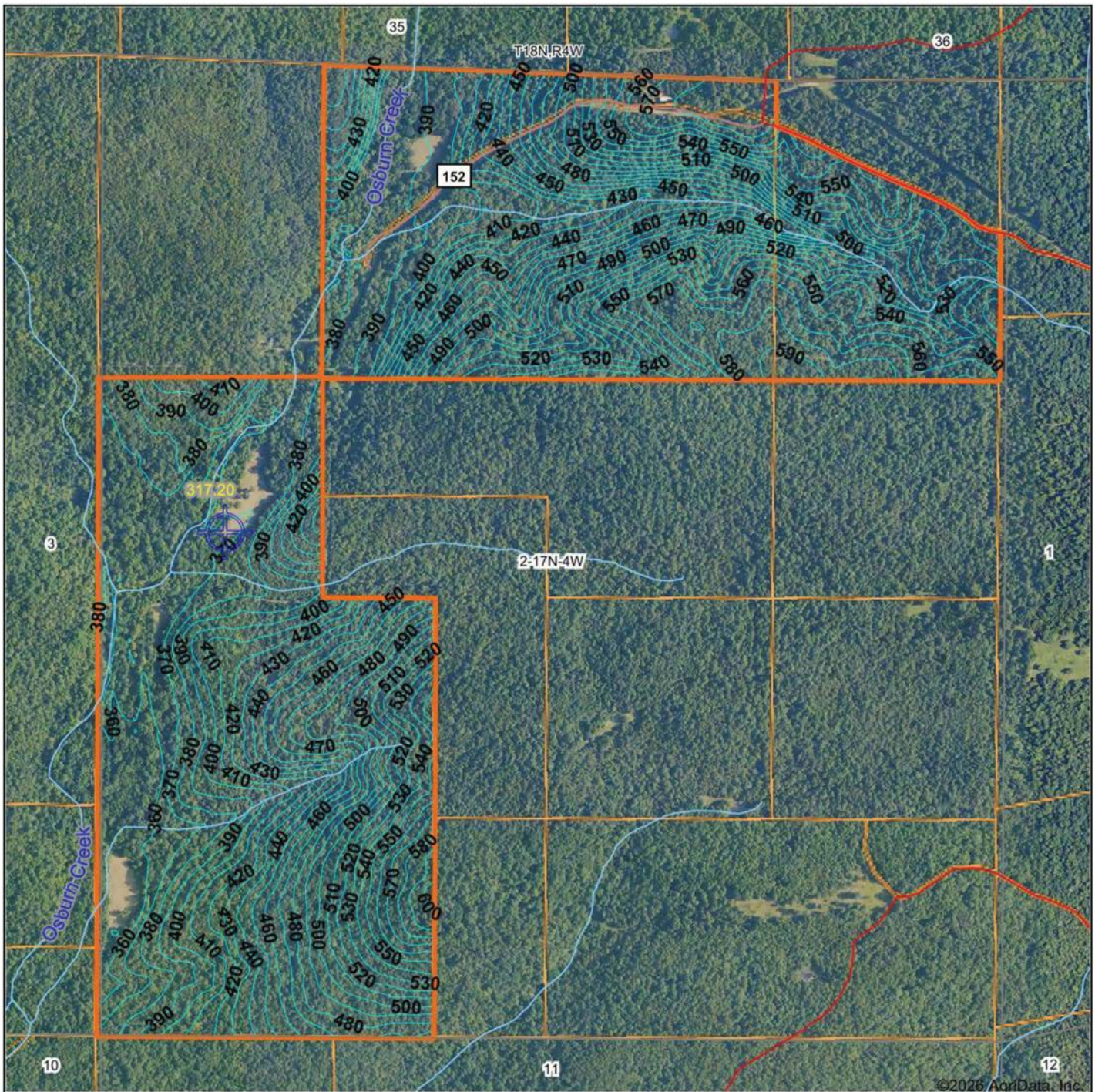


Maps Provided By:



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# TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 348.2

Max: 604.9

Range: 256.7

Average: 456.9

Standard Deviation: 73.03 ft

0ft 933ft 1866ft

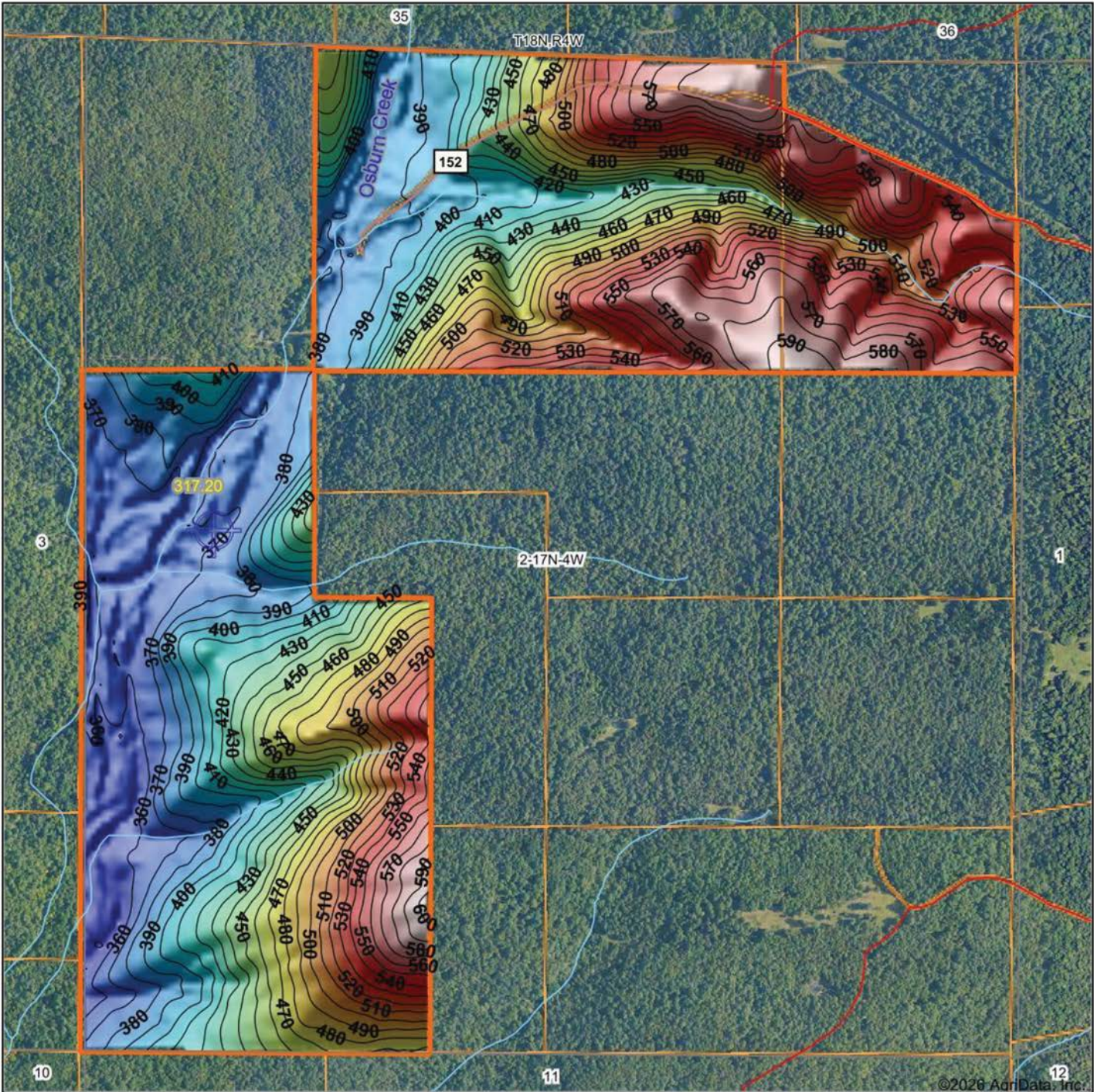


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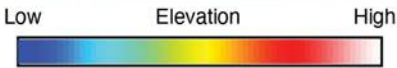
**2-17N-4W**  
**Sharp County**  
**Arkansas**

Boundary Center: 36° 9' 0.89, -91° 22' 30.07

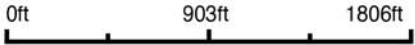
# HILLSHADE MAP



©2020 AgriData, Inc.



Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 348.2  
 Max: 604.9  
 Range: 256.7  
 Average: 456.9  
 Standard Deviation: 73.03 ft

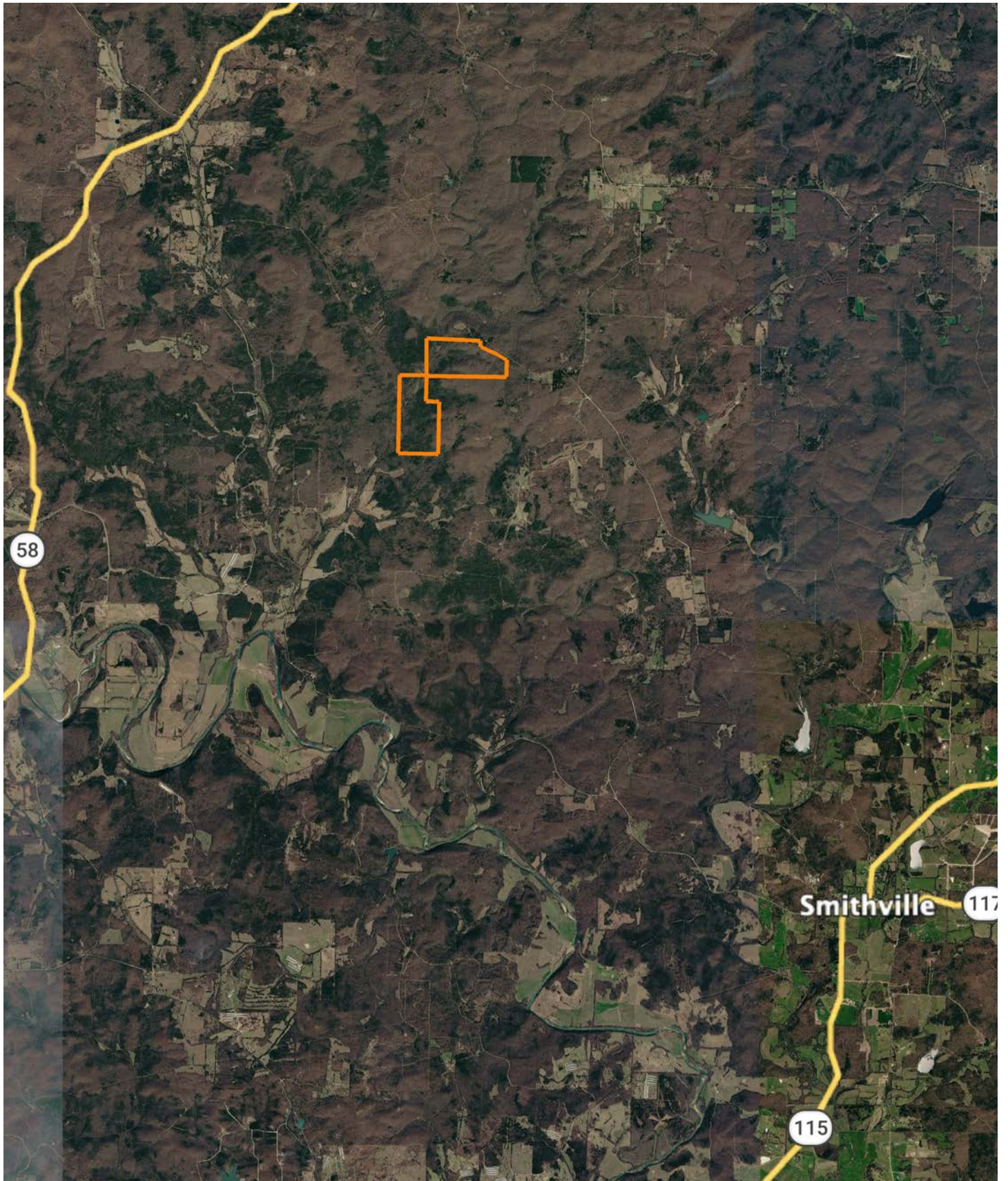


2-17N-4W  
 Sharp County  
 Arkansas

Boundary Center: 36° 9' 0.89, -91° 22' 30.07



# OVERVIEW MAP



## AGENT CONTACT

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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](mailto:CBoyd@MidwestLandGroup.com)



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