

MIDWEST LAND GROUP PRESENTS

42 ACRES
SHARP COUNTY, AR

845 FIRE TOWER ROAD, HARDY, ARKANSAS, 72542



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A HUNTER'S DREAM IN THE HEART OF SHARP COUNTY

Located in rural Sharp County, Arkansas, this exceptional 42 +/- acre property offers a combination of recreational opportunities, hunting habitat, and a well-equipped country retreat. Situated along Fire Tower Road, the tract features approximately 1,060 feet of county road frontage with a gated entrance providing secure access to the property.

A spacious shop building serves as the centerpiece of the property, offering approximately 1,200 square feet of enclosed space with a built-in 1 bedroom, 1 bathroom living quarters. The shop is well-suited for equipment storage, hobbies, hunting camp use, or a full-time residence. Included within the shop are shelving units, work benches, and a sink/cleaning station ideal for processing game, cleaning equipment, or handling projects after a day outdoors. The property is improved with a circular gravel driveway, providing easy access and ample parking. Additional outdoor amenities include a

fire pit area perfect for entertaining family and friends. Utilities are already in place, including electricity, a private well with a concrete block well house, and a septic system.

The land consists of mixed hardwood timber and features rolling topography with approximately 120 feet of elevation change, creating attractive views, diverse wildlife habitat, and multiple potential building or recreation sites. The terrain is well-suited for hunting, hiking, ATV riding, camping, and exploring the natural beauty of the Ozarks.

This unique Sharp County property offers the rare combination of usable improvements, established utilities, road frontage, and quality acreage, making it an outstanding opportunity for outdoor enthusiasts, hunters, or anyone seeking a private country getaway.



PROPERTY FEATURES

COUNTY: **SHARP** | STATE: **ARKANSAS** | ACRES: **42**

- Approximately 1,060 feet of county road frontage
- Gated entrance
- 1,200 square foot shop building
- Built-in 1 bedroom, 1 bathroom living quarters
- Shelving, work benches, and sink/cleaning area inside shop
- Circle gravel driveway
- Fire pit area
- Private well with concrete block well house
- Septic system installed
- Electricity on site
- Mixed hardwood timber
- Rolling terrain with approximately 120 feet of elevation change
- Excellent hunting and recreational opportunities
- Potential weekend retreat, hunting camp, homestead, or full-time residence



1,200 SQ. FT. SHOP BUILDING

A spacious shop building serves as the centerpiece of the property, offering approximately 1,200 square feet of enclosed space with a built-in 1 bedroom, 1 bathroom living quarters.



1 BED, 1 BATH LIVING QUARTERS



ROLLING TERRAIN



1,060 FEET OF COUNTY ROAD FRONTAGE



MIXED HARDWOOD TIMBER



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 36° 22' 41.52, -91° 20' 36.93

0ft 286ft 571ft



Maps Provided By:



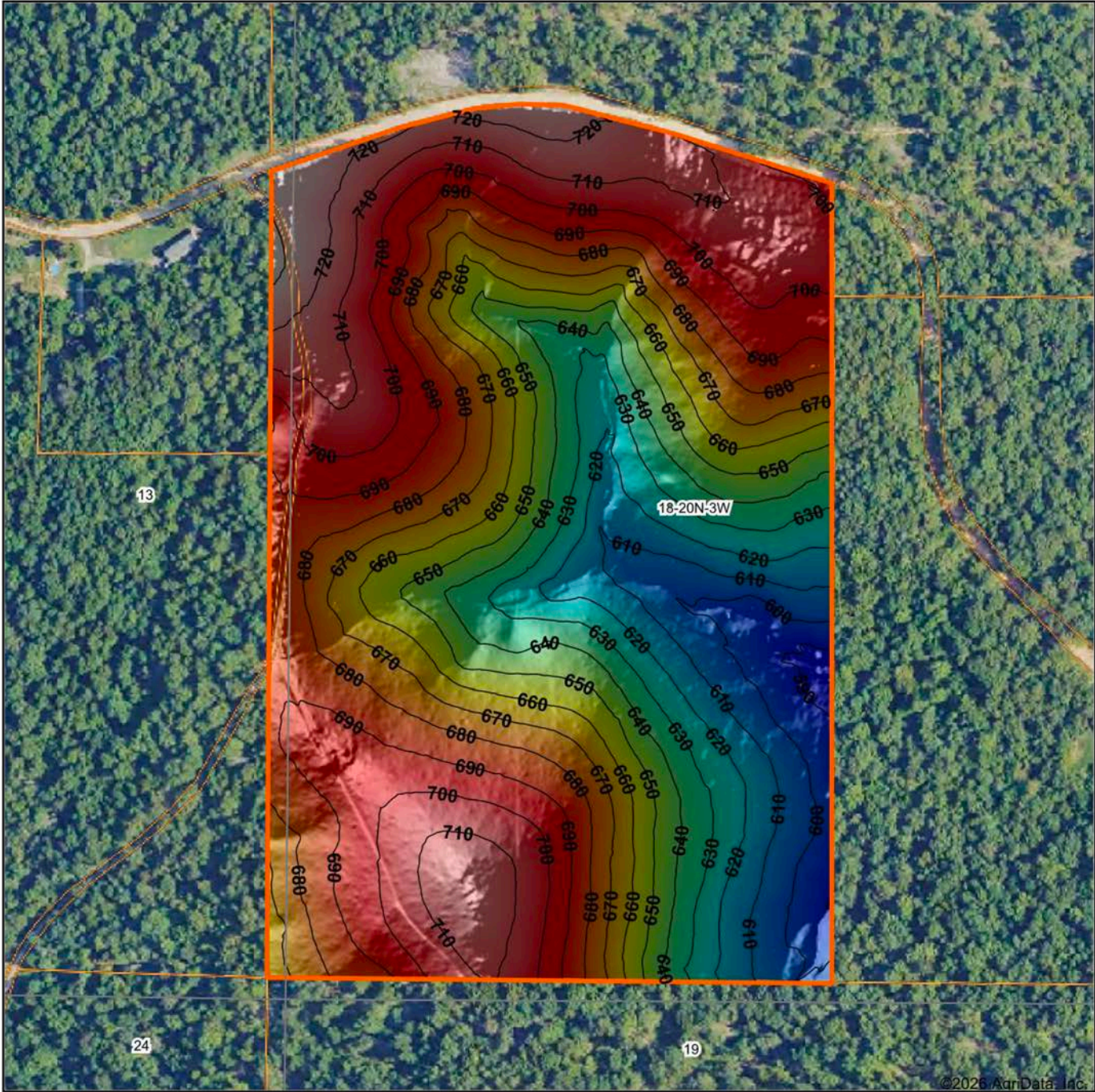
© AgriData, Inc. 2025 www.AgriDataInc.com

18-20N-3W
Sharp County
Arkansas



6/3/2026

HILLSHADE MAP



Low Elevation High

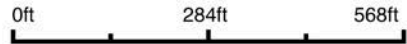


Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 587.0
 Max: 732.3
 Range: 145.3
 Average: 667.0
 Standard Deviation: 35.93 ft

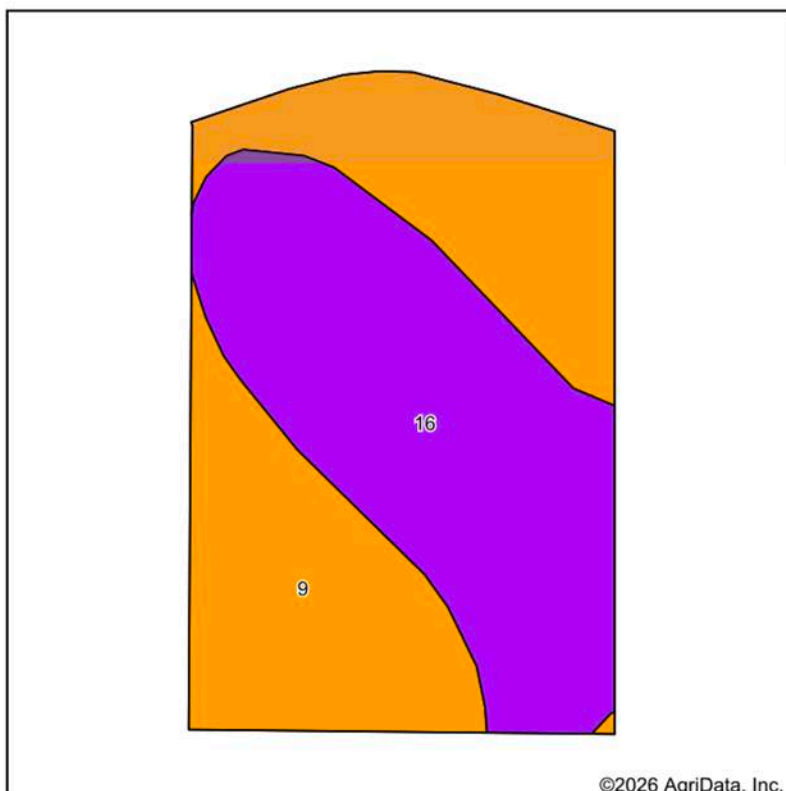


6/3/2026

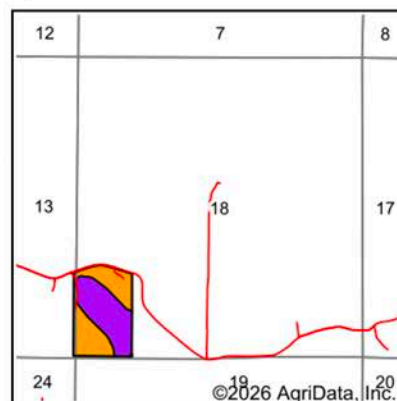
18-20N-3W
Sharp County
Arkansas

Boundary Center: 36° 22' 41.52, -91° 20' 36.93

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Sharp**
 Location: **18-20N-3W**
 Township: **North Union**
 Acres: **36.26**
 Date: **6/3/2026**



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com



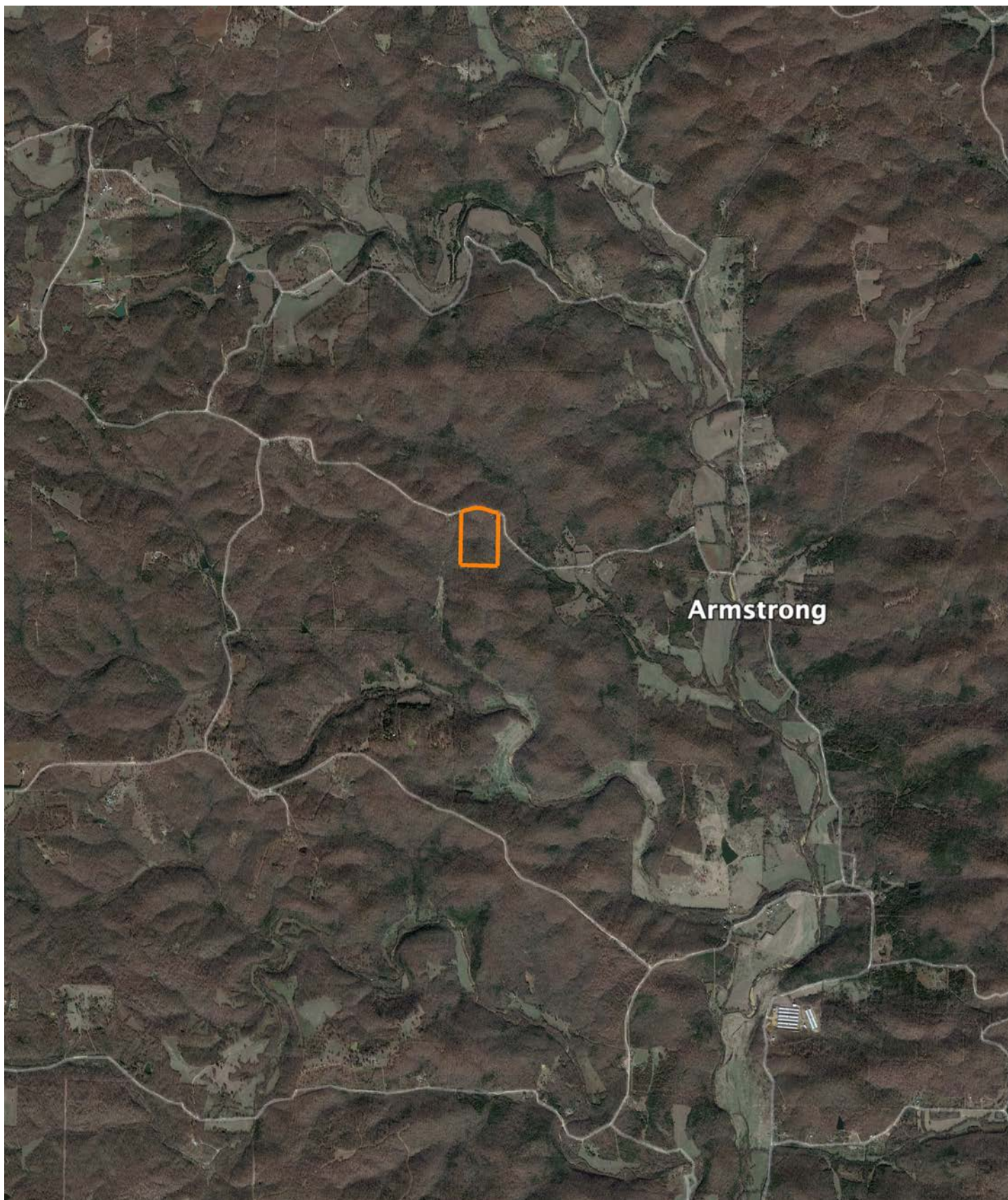
Area Symbol: AR135, Soil Area Version: 23

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	
9	Doniphan gravelly silt loam, 3 to 8 percent slopes	18.29	50.4%		> 6.5ft.	IIIe	61	54	40	
16	Gepp-Ventris complex, 8 to 20 percent slopes	17.97	49.6%		3.1ft. (Paralithic bedrock)	VIe	49	48	35	
Weighted Average							4.49	*n 55.1	*n 51	*n 37.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.