

MIDWEST LAND GROUP PRESENTS

123 ACRES IN

SHARP COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNT, FARM, & BUILD ON 123 +/- ACRES WITH WHALEY CREEK FRONTAGE

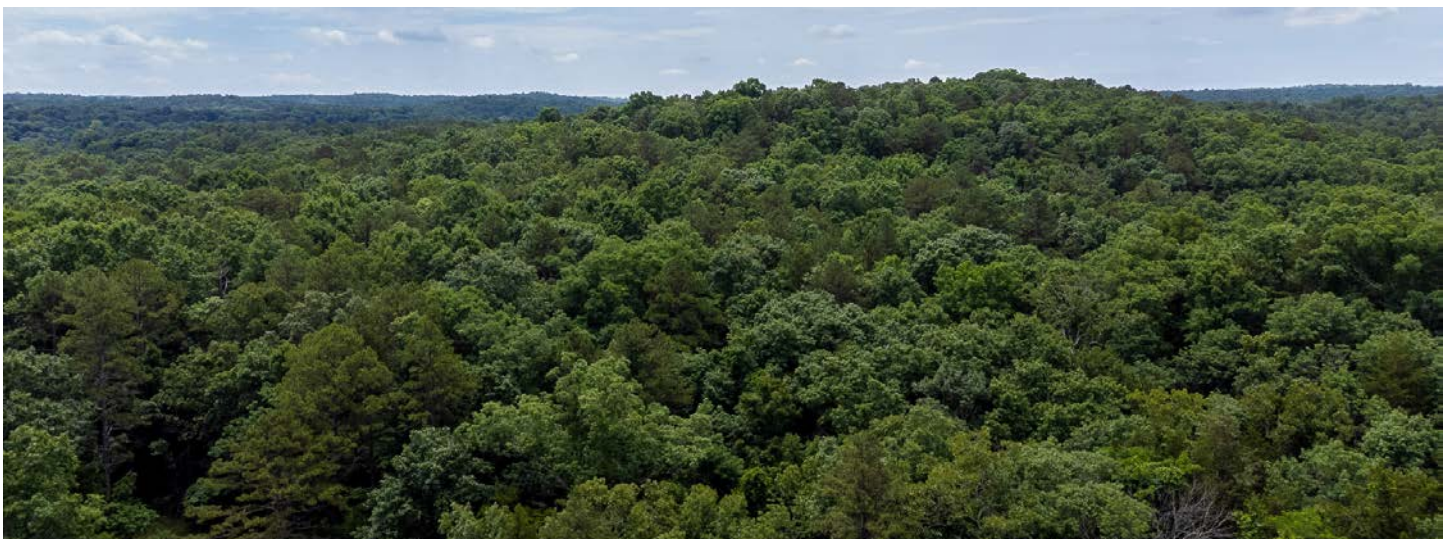
This 123 +/- acre property in Sharp County offers an outstanding opportunity for anyone looking to invest in quality Arkansas land. Conveniently located on Silver Springs Road just outside Evening Shade. The property features approximately 2,100 feet of Whaley Creek, providing a reliable water source, beautiful scenery, and excellent wildlife habitat. Multiple food plot locations and a thriving population of whitetail deer and wild turkey make this an exceptional recreational tract with year-round hunting opportunities. Equally impressive is

the property's agricultural potential. With approximately three-quarters of a mile of road frontage and access to electric, rural water, and fiber internet, this tract is well-equipped for future development. The layout and available utilities make it an ideal location for chicken houses, while still leaving plenty of room for cattle or a custom home overlooking the countryside. Whether you're searching for a productive farm, a premier hunting property, or a long-term investment, this versatile acreage is ready for its next owner.

PROPERTY FEATURES

COUNTY: **SHARP** | STATE: **ARKANSAS** | ACRES: **123**

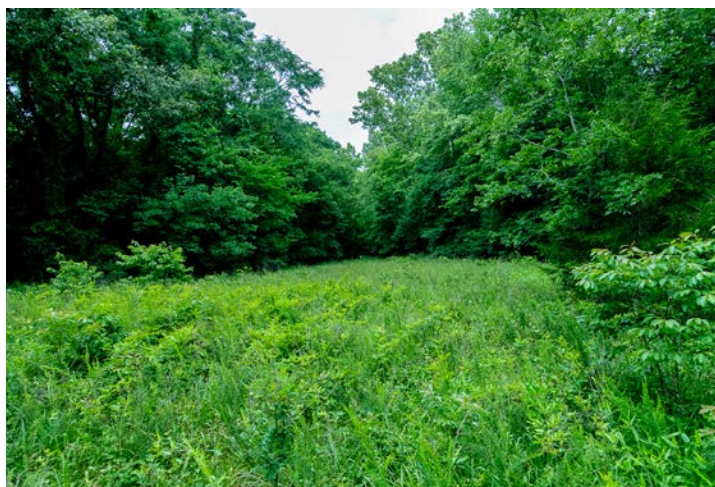
- Evening Shade, AR
- Silver Springs Road
- 2,100 feet of Whaley Creek
- Multiple food plot opportunities
- Strong deer and turkey population
- Perfect location for chicken houses
- Electric, rural water, and fiber available
- 3/4 mile of road frontage



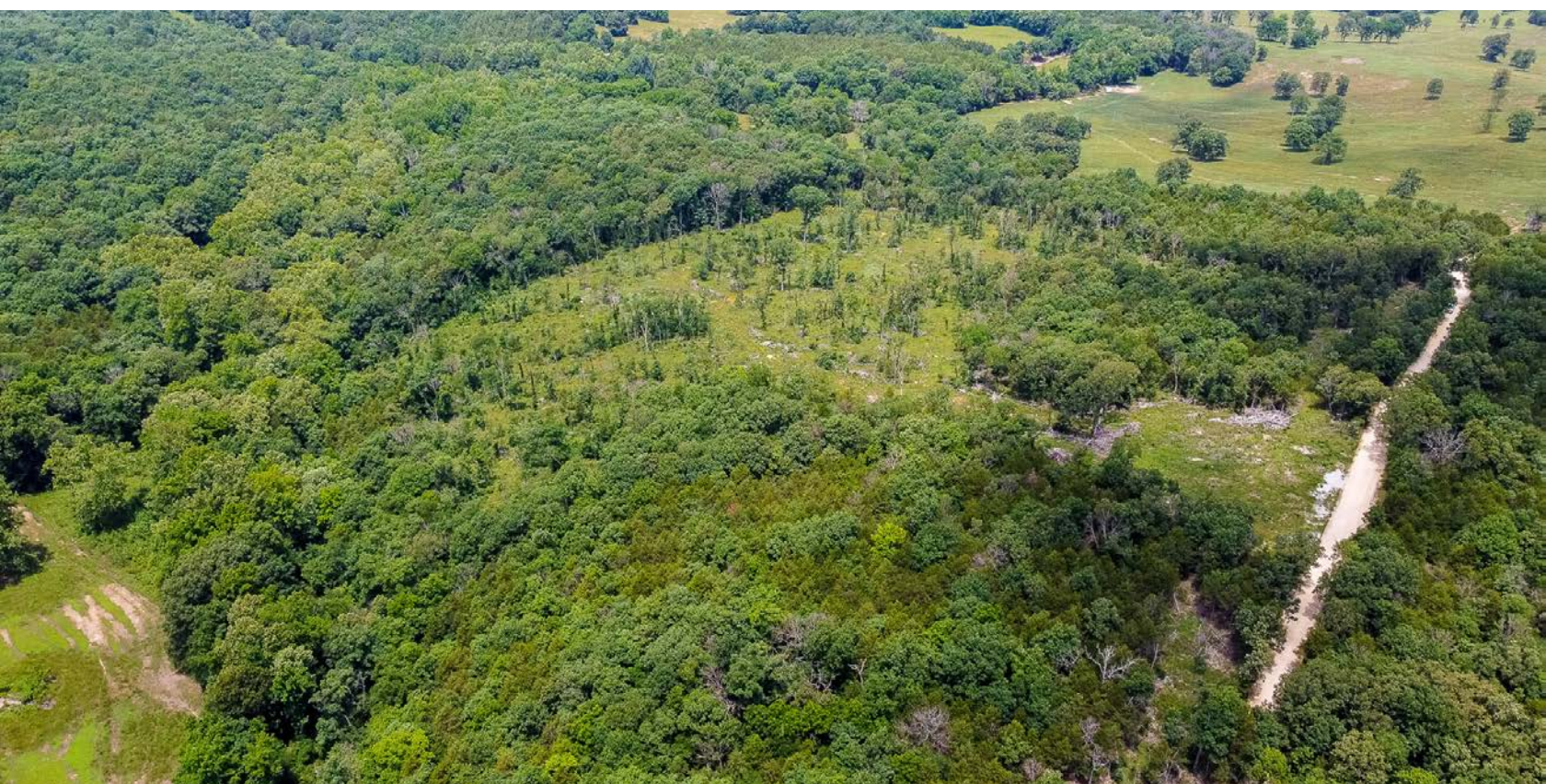
2,100 FEET OF WHALEY CREEK



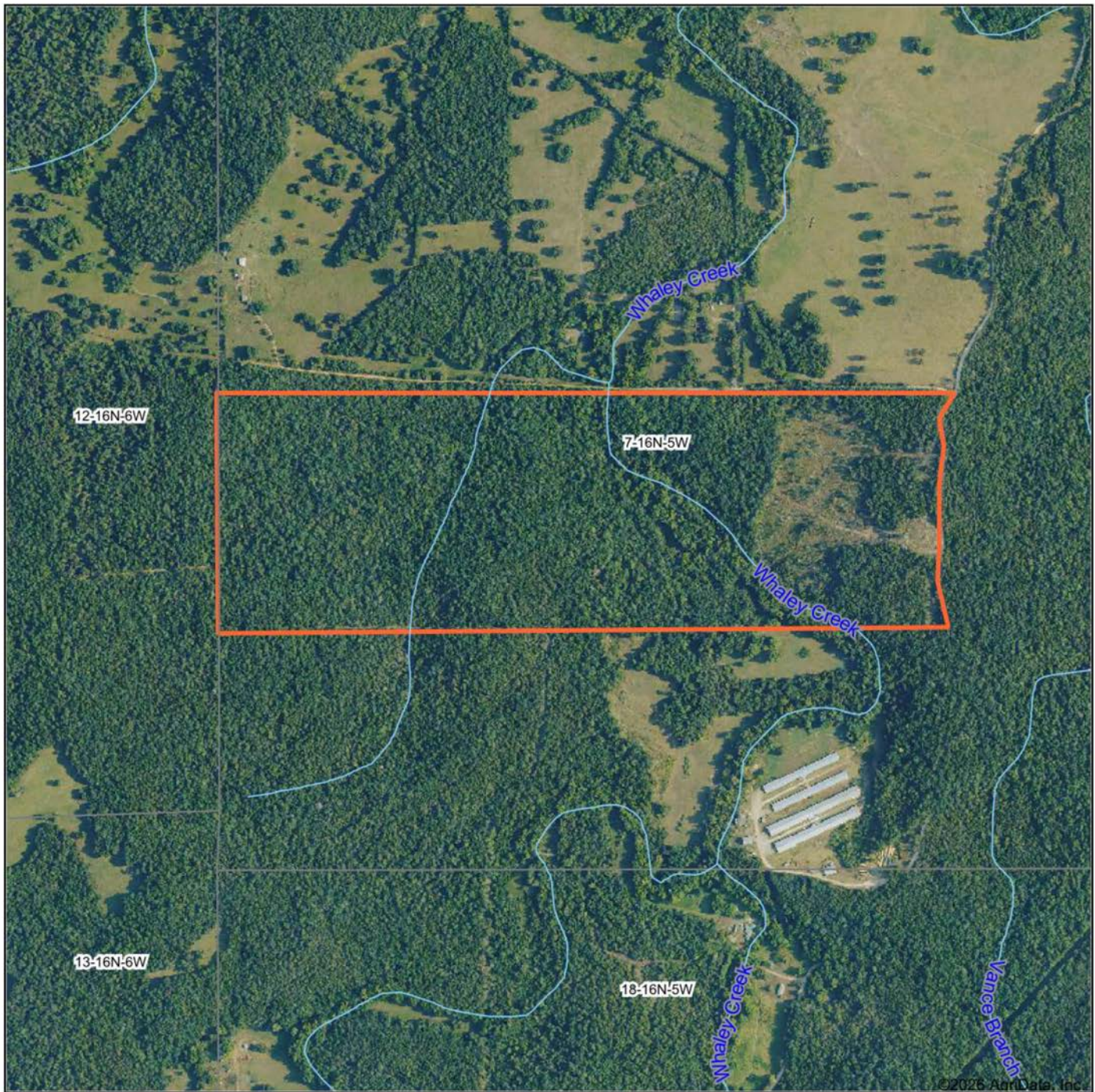
MULTIPLE FOOD PLOT OPPORTUNITIES



3/4 MILE OF ROAD FRONTAGE



AERIAL MAP



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Boundary Center: 36° 2' 50.32, -91° 33' 48.47



Maps Provided By:



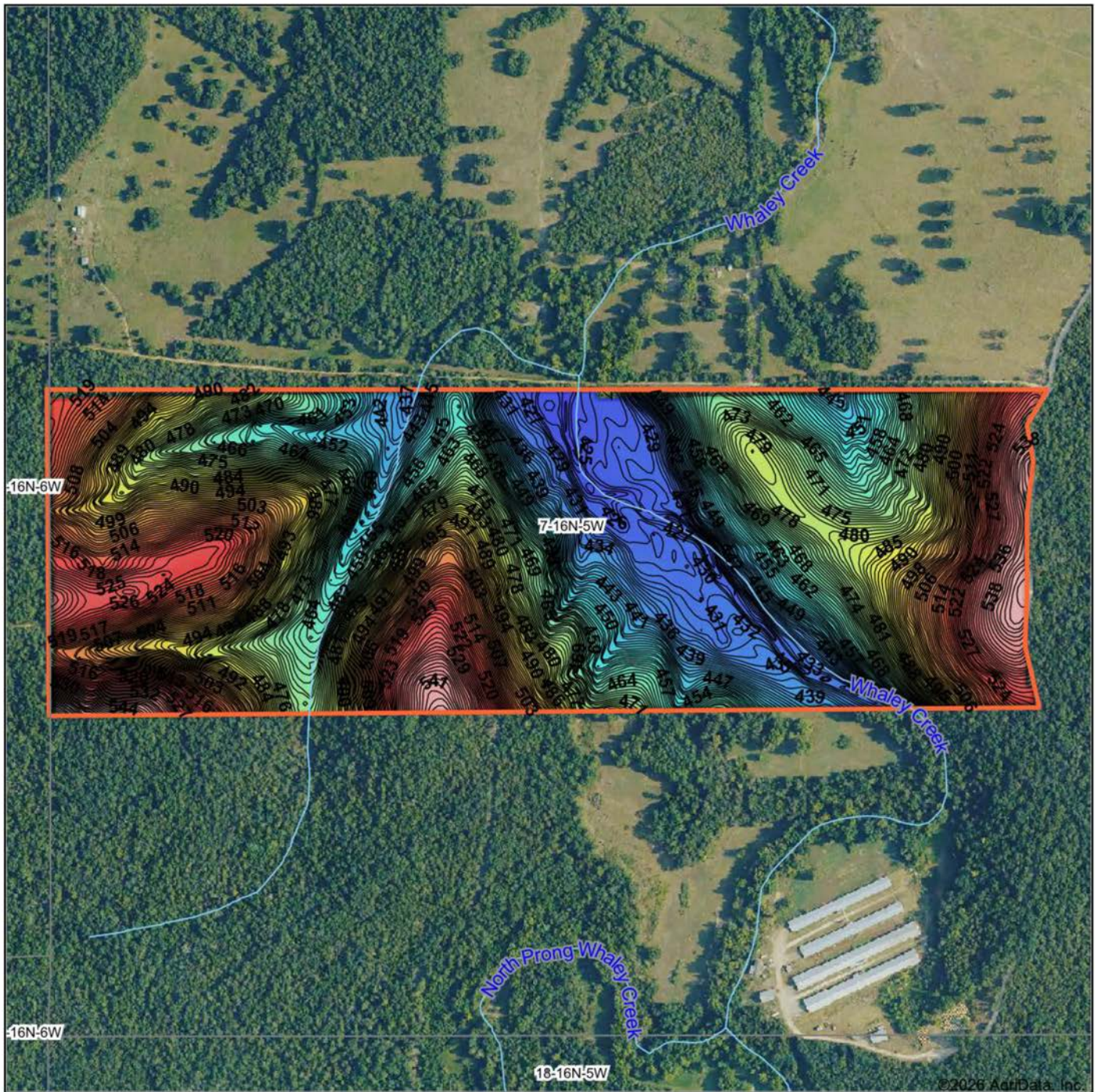
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7-16N-5W
Sharp County
Arkansas



7/2/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 1

Min: 418.8

Max: 562.9

Range: 144.1

Average: 479.3

Standard Deviation: 32.45 ft

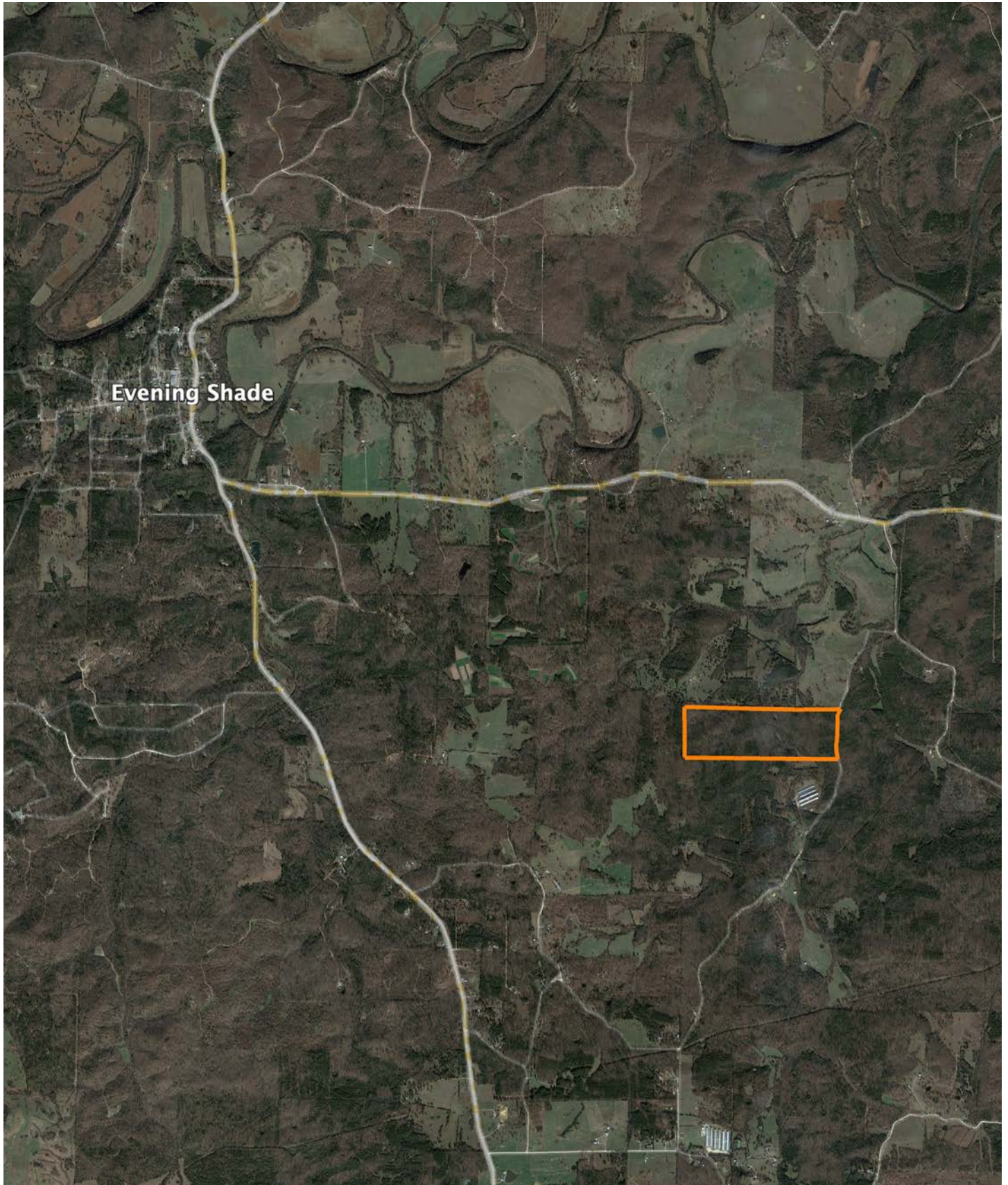


7/2/2026

7-16N-5W
Sharp County
Arkansas

Boundary Center: 36° 2' 50.32, -91° 33' 48.47

OVERVIEW MAP



AGENT CONTACT

At the heart of Arkansas' vibrant land sales market is Tanner K Hoke, a land agent with Midwest Land Group who brings a fresh perspective and a deep-rooted passion for the land to every transaction. Tanner's journey from the fields of Jonesboro, where he was born, to his current home in Paragould, where he lives with his wife Jessie and their children, Hallie and Hudson, is a testament to his commitment to the Arkansas community and its land. His upbringing in a region known for its rich agricultural heritage, has equipped him with a unique blend of skills and insights invaluable to both buyers and sellers in the land market.

Tanner's approach to land sales is deeply influenced by his personal passions and professional experiences. With over a decade of involvement in row crop farming and a lifetime spent hunting across the country, Tanner has cultivated an extensive knowledge of land value, wildlife management, and agricultural practices. His hobbies, which include everything from snow skiing to land improvement, not only enrich his life but also enhance his ability to connect with clients over shared interests, making him a relatable and trusted advisor in their land transactions.

What distinguishes Tanner in the competitive field of real estate is his philosophy that every sale is an opportunity to forge lasting relationships, not just complete a business transaction. His personable nature and extensive network are invaluable assets in bringing together buyers and sellers, creating matches that fulfill dreams and respect the intrinsic value of the land. For those seeking to navigate the complexities of buying or selling property in Arkansas, Tanner Hoke offers not just his services, but a partnership grounded in respect, passion, and a shared love for the great outdoors.



TANNER HOKE,
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