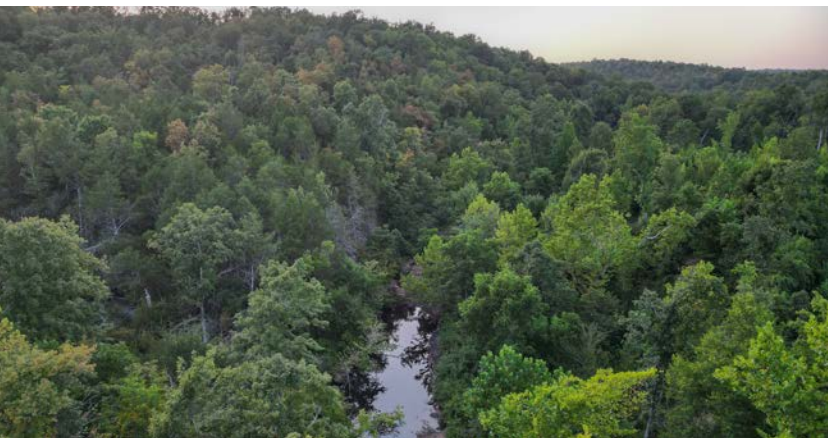


MIDWEST LAND GROUP PRESENTS



SHARP COUNTY, AR

120 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LITTLE BARN CREEK RETREAT WITH TIMBER, TRAILS & ABUNDANT WILDLIFE

Some properties are best understood by slowing down and listening. At 922 Baker Cemetery Road, that might mean sitting beneath the covered porch on a cool spring morning, coffee in hand, while Little Barn Creek runs below and a gobbler sounds off somewhere along the hardwood ridge above.

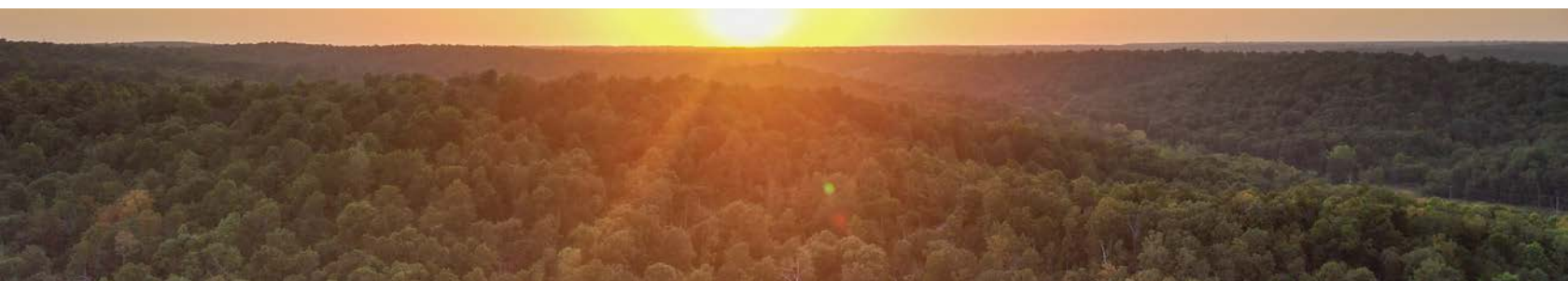
Spread across 120 +/- acres, the property is covered primarily in mixed hardwood timber and shaped by approximately 220 feet of elevation change. Little Barn Creek winds through the property with water flowing year-round, creating a natural centerpiece for the land and a dependable water source for wildlife. Deer sign is plentiful throughout the timber, and the combination of creek bottom, wooded slopes, and elevated ridges provides the diversity that makes an Ozark hunting property interesting from one end to the other.

A developed trail system ties the acreage together. From the lower ground, the trail crosses the creek, climbs the hill, and eventually reaches the ridge top, where it continues the full length of the ridge. Whether you're slipping into a stand before daylight, checking trail cameras, or simply riding the property, the trail

system provides practical access through terrain that would otherwise be difficult to navigate.

Near the creek sits a 4 bedroom, 1 bath hunting cabin that serves as an established base camp. Inside is an open kitchen and living area, while the covered porch offers a place to spend the mornings and evenings outdoors. The cabin has central heating and air, an electric water heater, a septic system, and water supplied by a shared well with the neighboring property. It will need some repairs before it's fully livable, but much of the groundwork for a comfortable hunting camp or weekend retreat is already in place.

Located just 12 miles from historic downtown Hardy, Arkansas, and approximately 1 hour 20 minutes from Jonesboro, the property offers a secluded Ozark setting without putting you too far from town. With 120 +/- acres of hardwood timber, year-round water, varied terrain, established trails, abundant wildlife habitat, and a cabin already in place, it has all the ingredients for a hunting retreat or recreational getaway. From mornings along Little Barn Creek to evenings on the ridge, this is a property built around enjoying the outdoors.



PROPERTY FEATURES

COUNTY: **SHARP** | STATE: **ARKANSAS** | ACRES: **120**

- Mixed hardwood timber
- Year-round Little Barn Creek
- Approximately 220 feet of elevation change
- Established trail system
- Trail access along the ridge top
- Abundant deer sign
- 4 bedroom, 1 bath hunting cabin
- Open kitchen and living area
- Covered front porch
- Central heat and air
- Electric water heater
- Septic system on site
- Shared well with neighboring property
- 12 miles from historic downtown Hardy
- Approximately 1 hour 20 minutes from Jonesboro



HUNTING CABIN

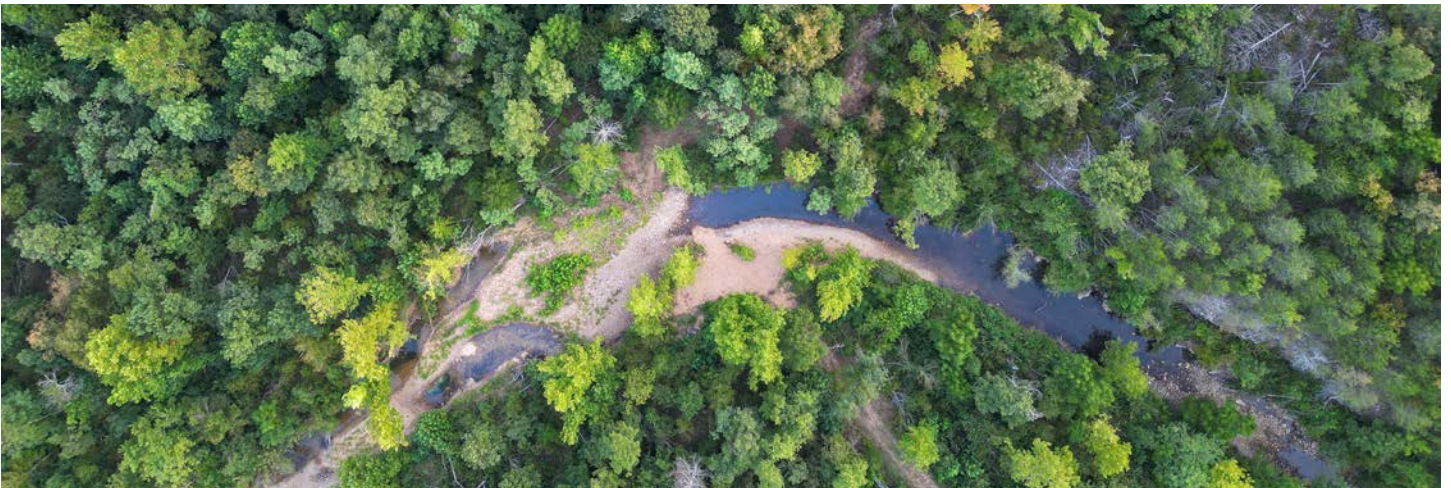
Near the creek sits a 4 bedroom, 1 bath hunting cabin that serves as an established base camp. Inside is an open kitchen and living area, while the covered porch offers a place to spend the mornings and evenings outdoors.



ESTABLISHED TRAIL SYSTEM

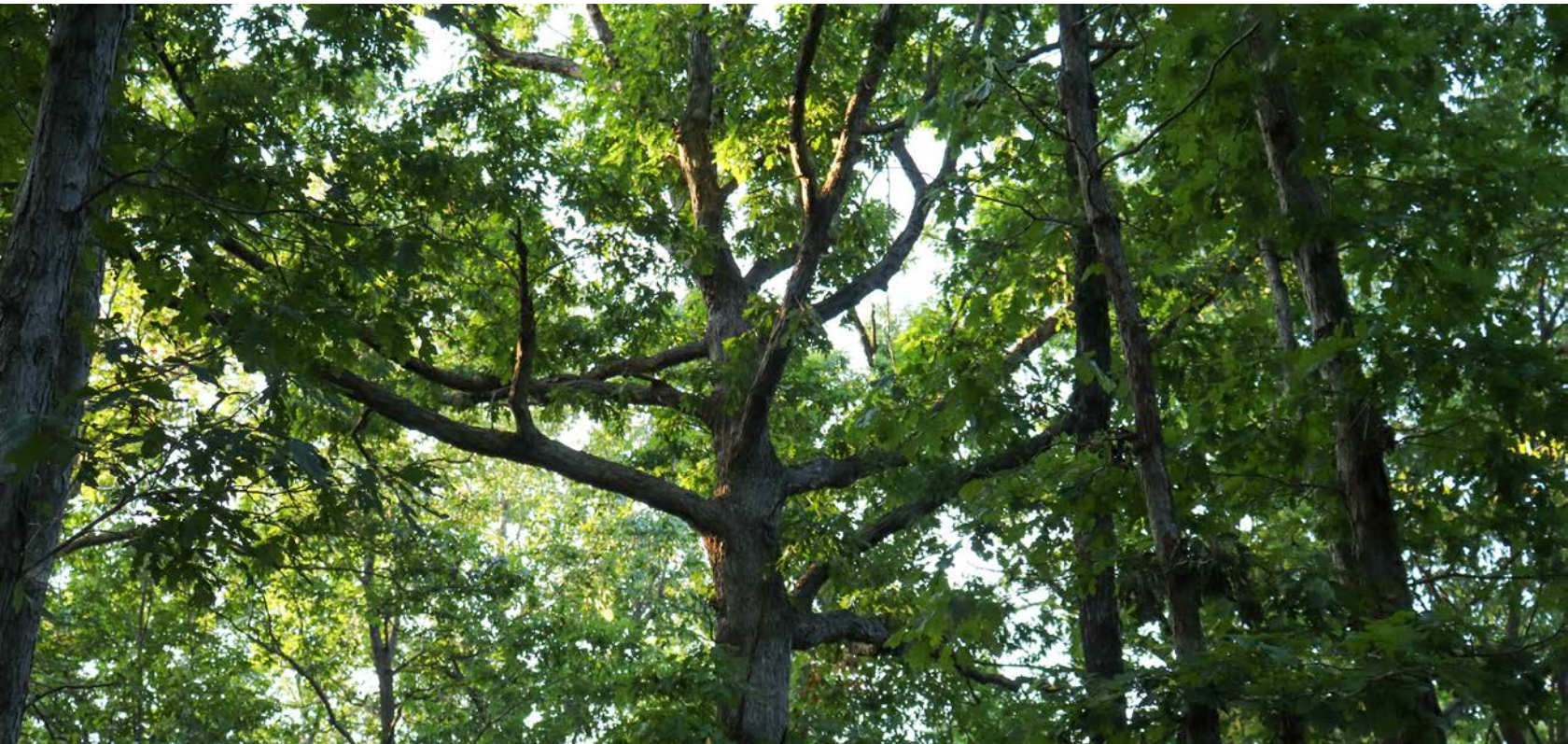


YEAR-ROUND LITTLE BARN CREEK



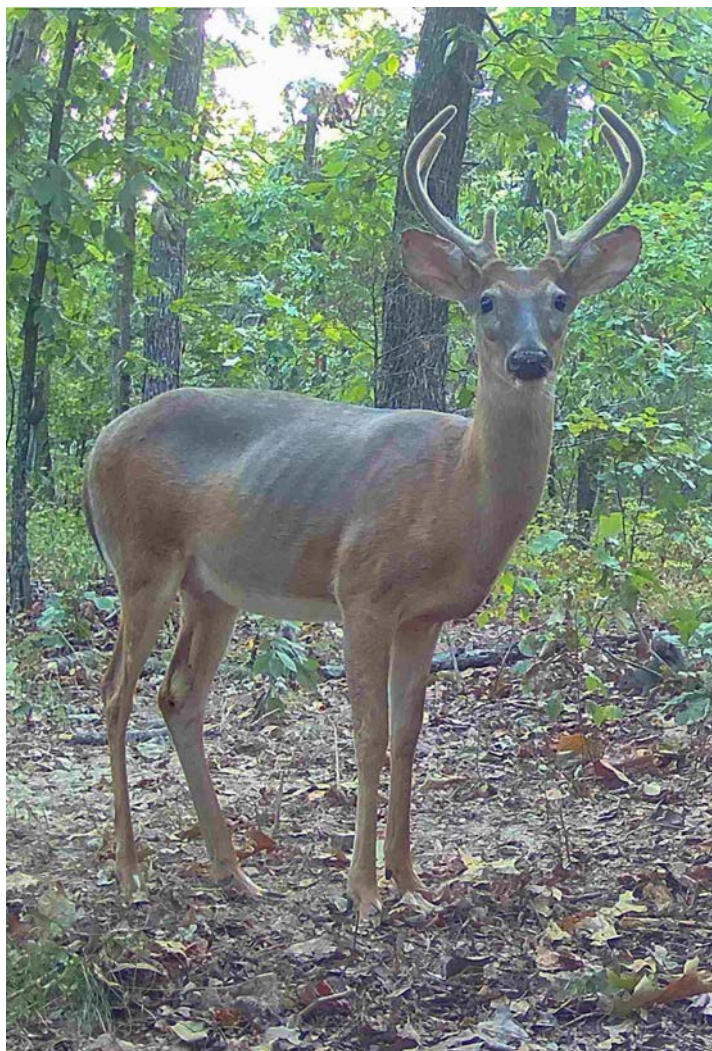
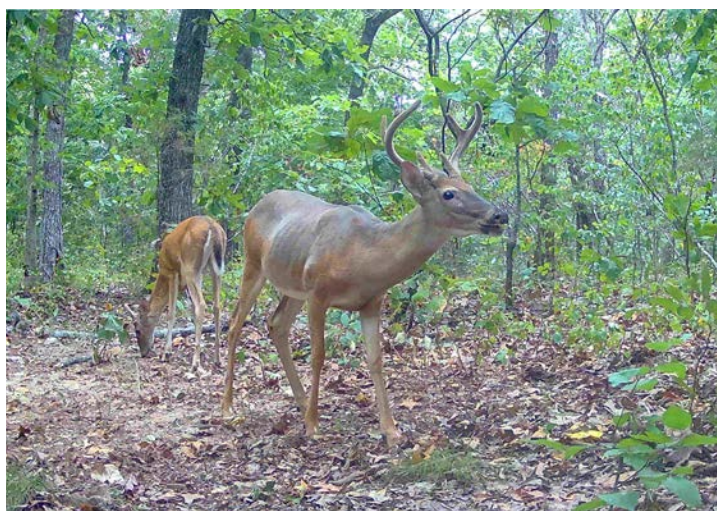
MIXED HARDWOOD TIMBER

The property is covered primarily in mixed hardwood timber and shaped by approximately 220 feet of elevation change.

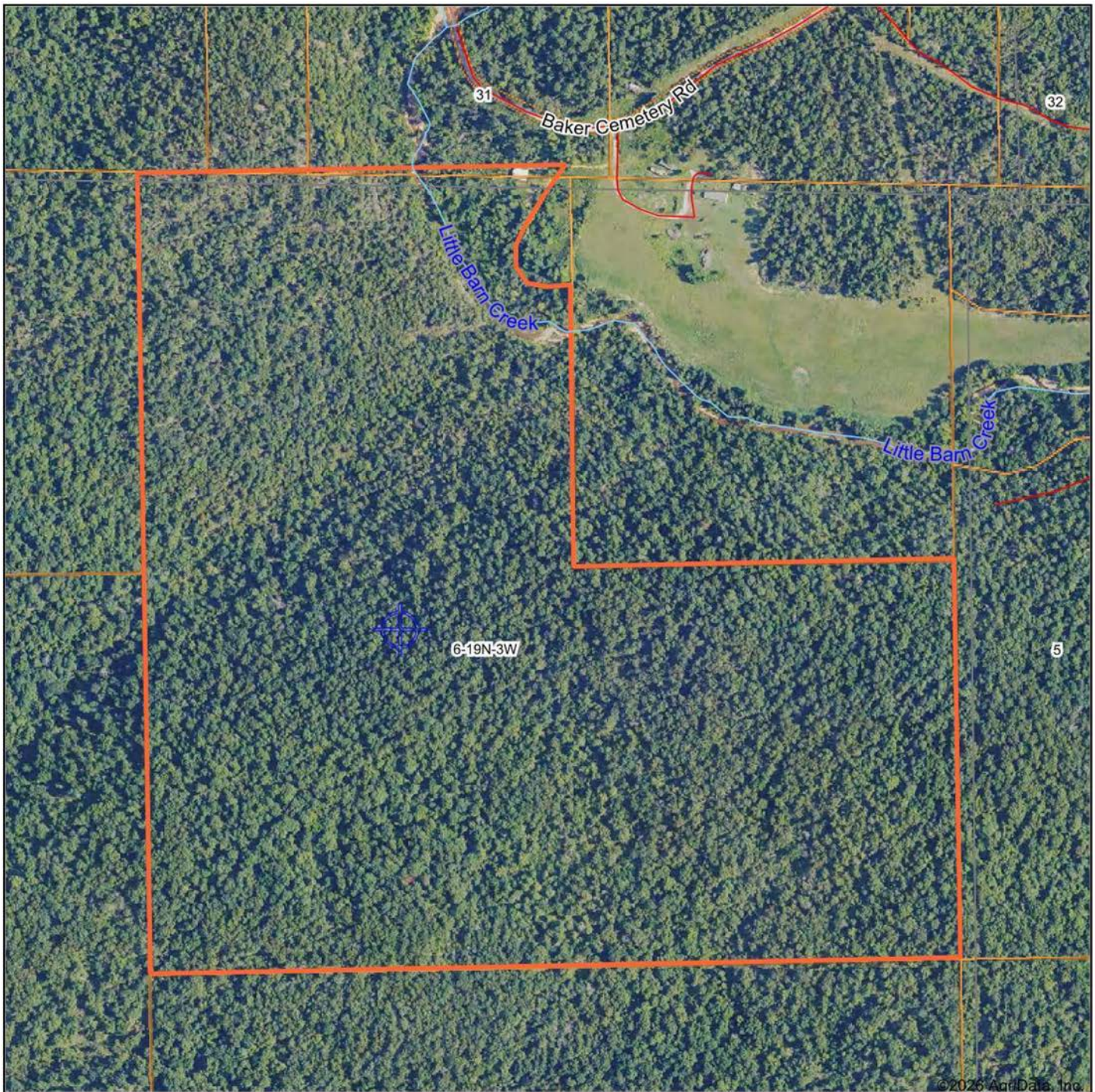


ABUNDANT DEER SIGN

Little Barn Creek winds through the property with water flowing year-round, creating a natural centerpiece for the land and a dependable water source for wildlife. Deer sign is plentiful throughout the timber, and the combination of creek bottom, wooded slopes, and elevated ridges provides the diversity that makes an Ozark hunting property interesting from one end to the other.



AERIAL MAP



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Boundary Center: 36° 19' 43.64, -91° 20' 4.9

0ft 505ft 1010ft



Maps Provided By:



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6-19N-3W
Sharp County
Arkansas



8/27/2026

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 421.6
Max: 681.6
Range: 260.0
Average: 551.8
Standard Deviation: 62.6 ft

0ft 460ft 920ft

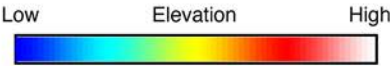
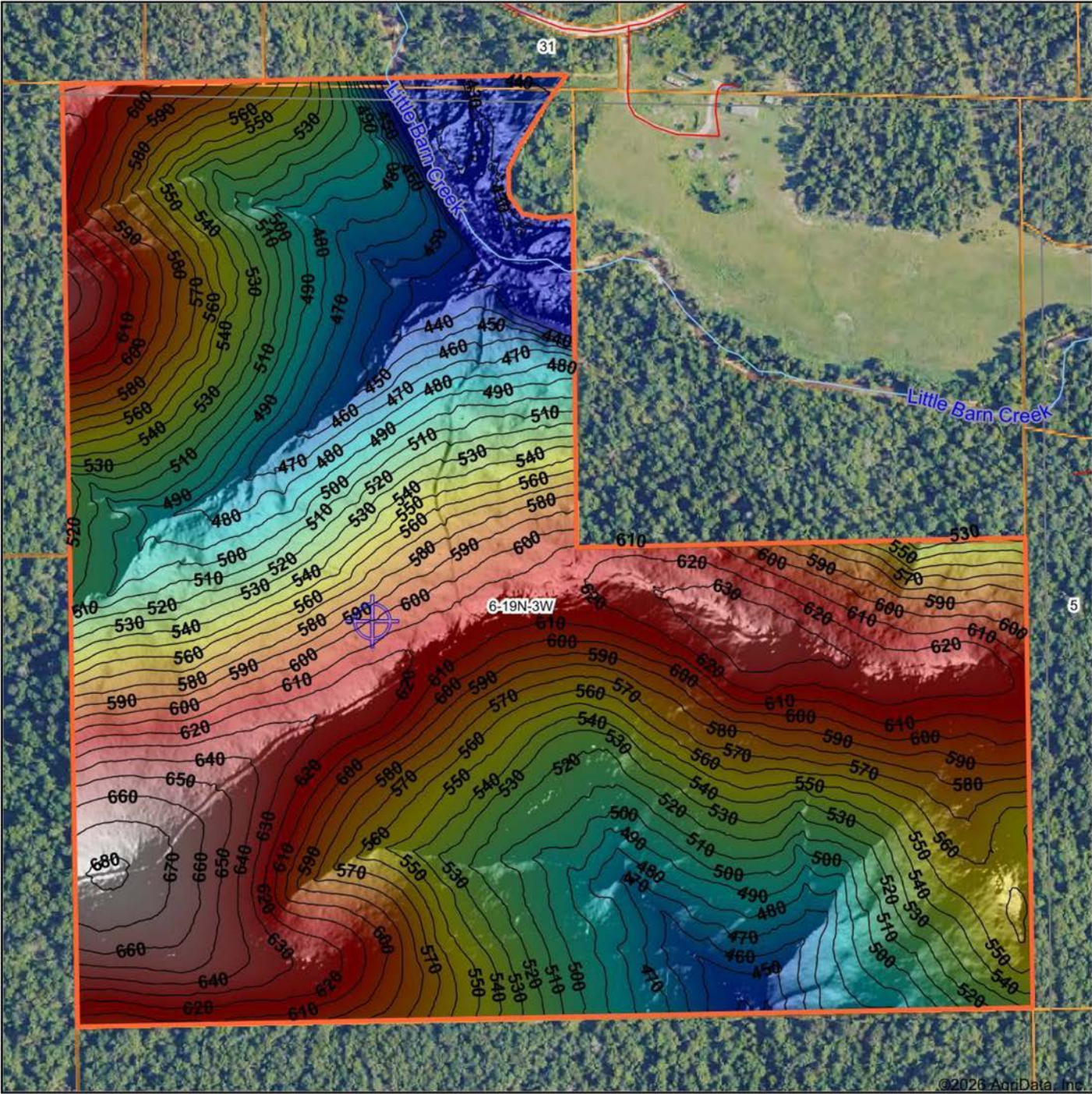


8/27/2026

6-19N-3W
Sharp County
Arkansas

Boundary Center: 36° 19' 43.64, -91° 20' 4.9

HILLSHADE MAP

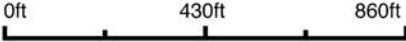


Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 421.6
Max: 681.6
Range: 260.0
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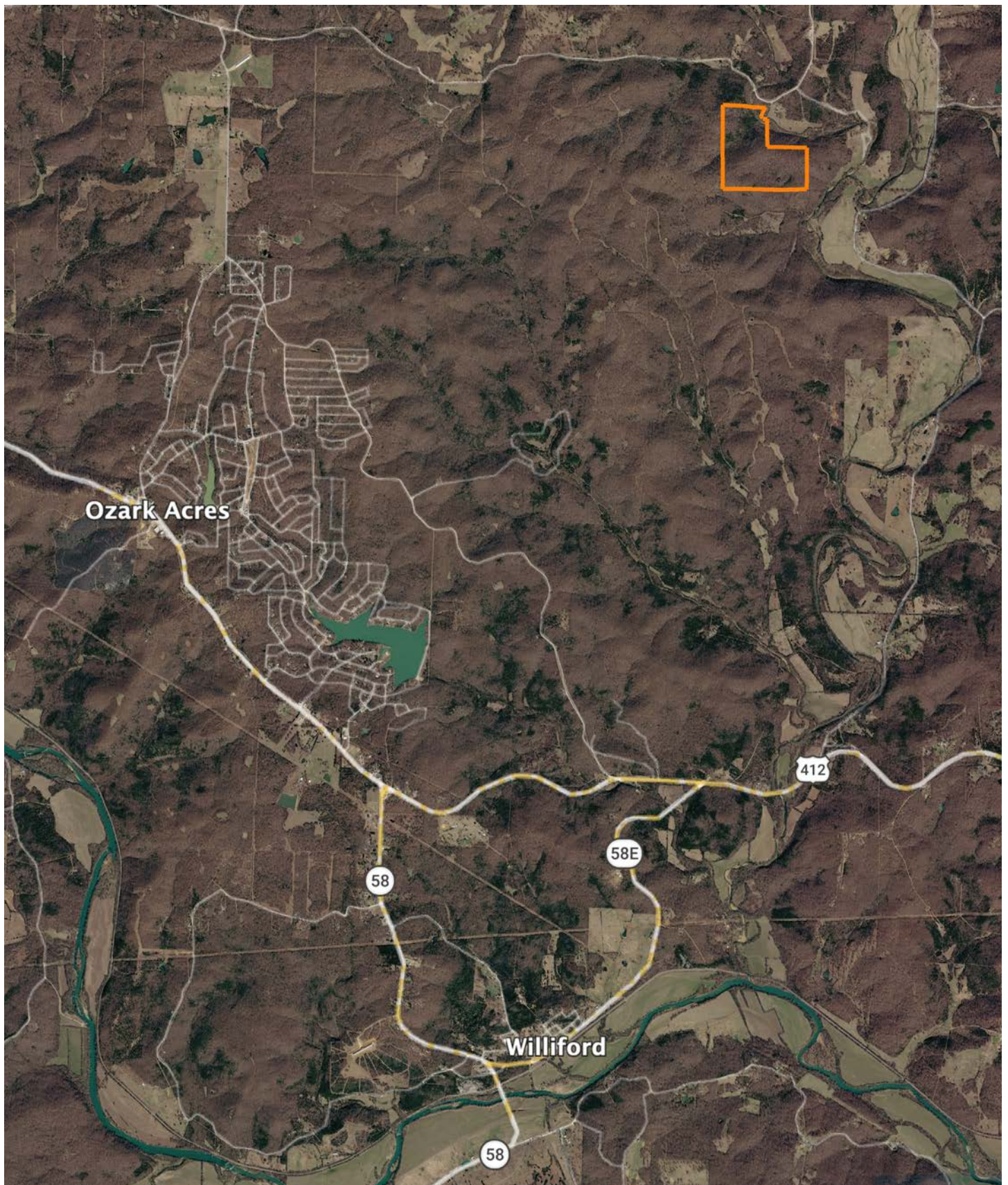


8/27/2026

6-19N-3W
Sharp County
Arkansas

Boundary Center: 36° 19' 43.64, -91° 20' 4.9

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

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MidwestLandGroup.com

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