

MIDWEST LAND GROUP PRESENTS

80 ACRES

IZARD COUNTY, AR

BAKER CEMETERY RD, EVENING SHADE, ARKANSAS 72532



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURNKEY 80 PACKED WITH FEATURES

Looking for a turnkey hunting or recreational farm? This 80 +/- acre property offers the opportunity to have a place of your own to escape the everyday, spend time outdoors, and enjoy everything the hunting seasons have to offer. The 2 bedroom, 1 bath cabin comes fully furnished, giving you a comfortable place to settle in after a day in the woods. With a 30'x36' shop, private well, power, and fiber internet already in place, you can start enjoying the property without having to build everything from the ground up.

An excellent trail system winds throughout the property, leading through beautiful stands of mature oak timber, past unique rock outcroppings, and into established hunting areas. Five food plots and three box stands that will remain with the sale give you a great head start for hunting season. With an abundance of persimmon

and white oak trees, diverse topography, and plenty of deer and turkey, the property offers the kind of habitat that keeps you looking forward to the next trip into the woods.

Beyond the hunting, there's plenty to enjoy throughout the seasons. A year-round spring-fed creek, a large wet-weather creek, and a pond add to the property's natural appeal, while approximately 10 acres of open ground provide a nice contrast to the surrounding timber. A few minutes' drive will have you sitting on the banks of the Strawberry River, or a quick 20 minutes up the road to Ash Flat for all amenities you'll need. Located just 2 miles down a gravel road from pavement, this 80-acre property is ready for its next owner to make it their own hunting retreat or weekend getaway.



PROPERTY FEATURES

COUNTY: **IZARD** | STATE: **ARKANSAS** | ACRES: **80**

- 80 +/- acres
- 1,008 square foot 2 bed 1 bath cabin
- 30'x36' shop
- Private well
- Power & fiber
- 10 acres of open ground with remaining acreage in timber
- 5 established food plots
- 3 box stands
- Excellent trail system
- Pond
- Year-round spring-fed creek
- Large wet weather creek
- Beautiful stands of mature oak timber
- Tons of persimmon trees
- Rock outcroppings and formations
- 2 miles of gravel to paved road
- Loaded with deer and turkey
- 20 minutes to Ash Flat
- Minutes to Strawberry River



2 BED, 1 BATH CABIN

This 80 +/- acre property offers the opportunity to have a place of your own to escape the everyday, spend time outdoors, and enjoy everything the hunting seasons have to offer.



30'X36' SHOP

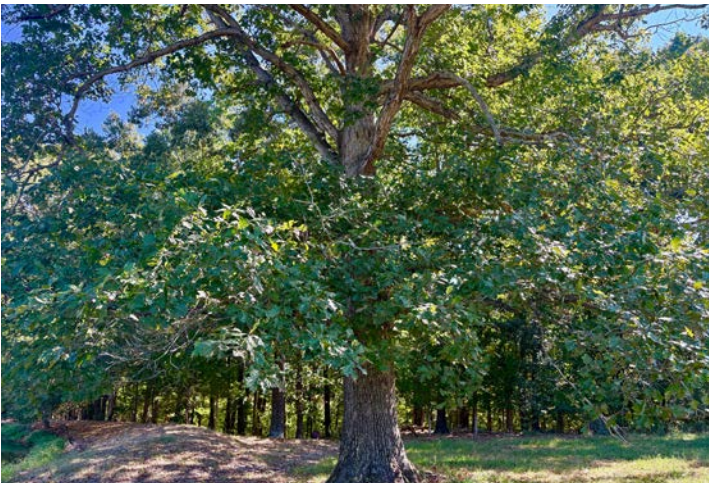
With a 30'x36' shop, private well, power, and fiber internet already in place, you can start enjoying the property without having to build everything from the ground up.



EXCELLENT TRAIL SYSTEM

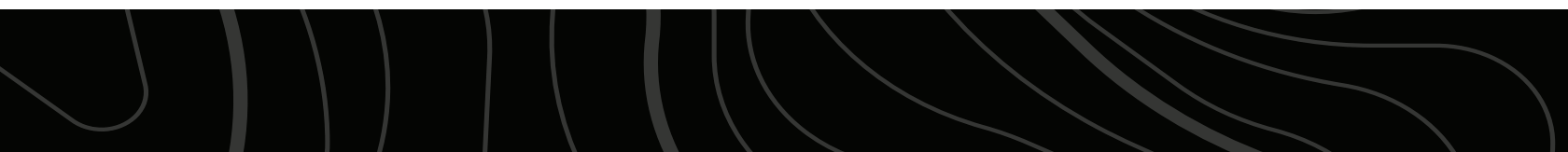
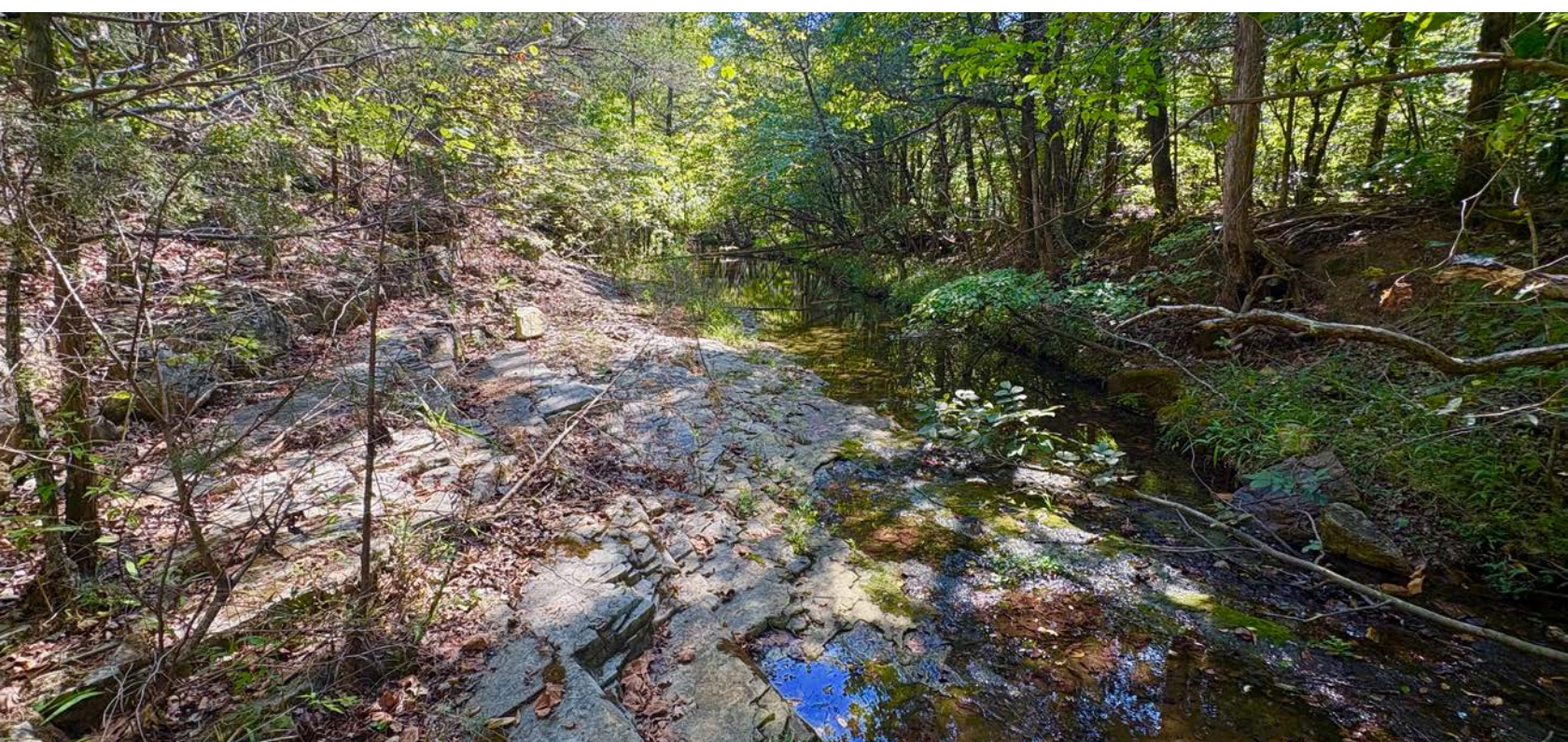


MATURE OAK TIMBER



SPRING-FED & LARGE WET-WEATHER CREEKS

A year-round spring-fed creek, a large wet-weather creek, and a pond add to the property's natural appeal, while approximately 10 acres of open ground provide a nice contrast to the surrounding timber.



ESTABLISHED HUNTING AREAS



AERIAL MAP



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Boundary Center: 36° 7' 24.61, -91° 41' 9.58

0ft 350ft 701ft



Maps Provided By:



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13-17N-7W
Izard County
Arkansas



9/29/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 492.9
Max: 678.7
Range: 185.8
Average: 588.7
Standard Deviation: 54.69 ft

0ft 383ft 766ft

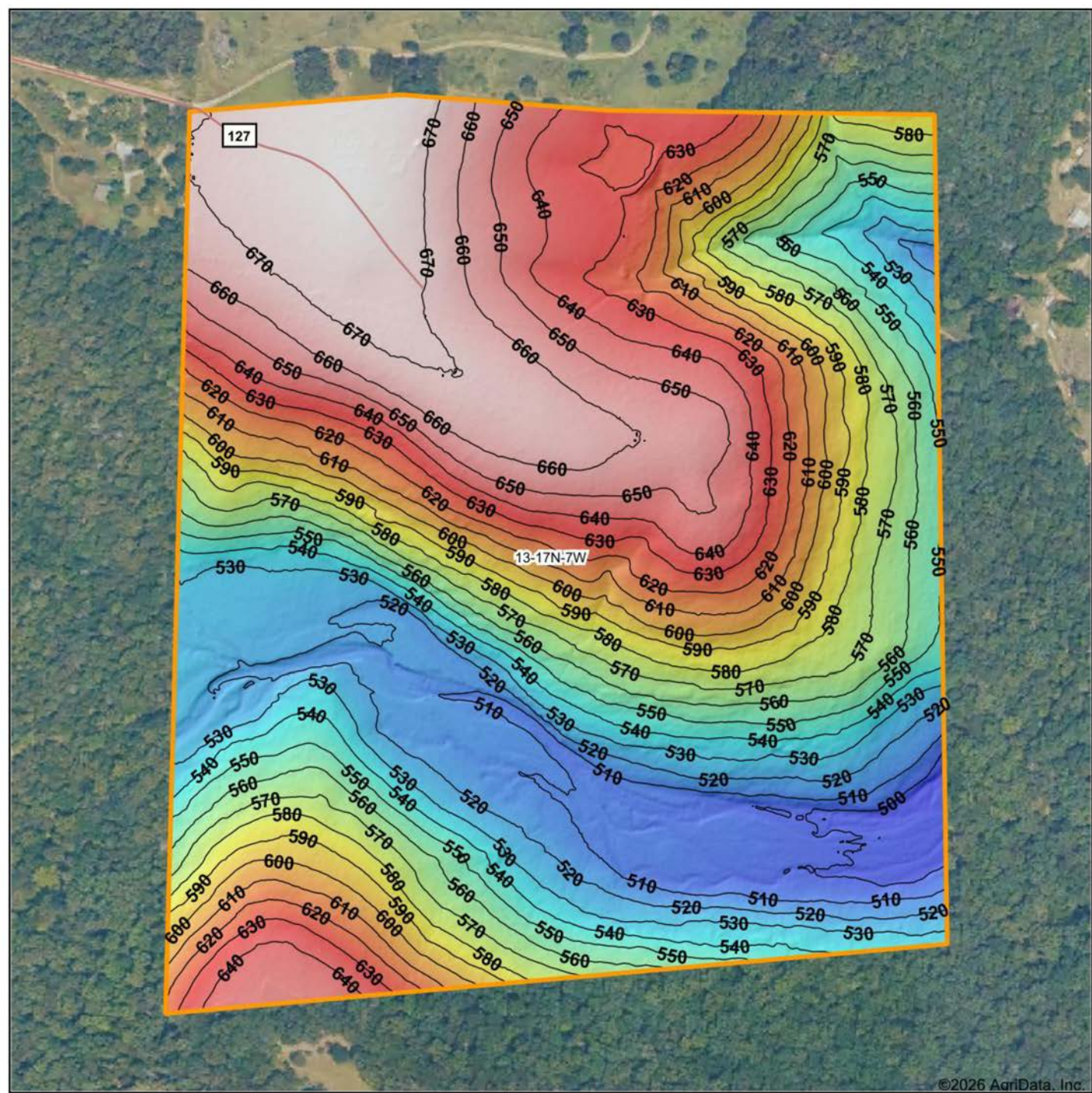


9/29/2026

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Arkansas

Boundary Center: 36° 7' 24.61, -91° 41' 9.58

HILLSHADE MAP



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 492.9
Max: 678.7
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AGENT CONTACT

Actions speak louder than words. That's what Michael Rook believes to be the key factor to his success. Born in Jonesboro, Arkansas, he grew up hearing this phrase preached by his parents so much that it became ingrained in his life philosophy. Michael grew up in the Arkansas Delta surrounded by rice, bean, corn, and cotton farms—some of which he worked on in his youth. He attended Valley View High School and Arkansas State University before going to work in the natural gas distribution industry. After a travel-extensive career in natural gas, Michael longed to plant his roots back in the dirt he grew up on, and find a career that capitalized on his passion for the outdoors.

At Midwest Land Group, he's able to combine that passion with his extensive local market knowledge to see others achieve their goals of land ownership. Michael pours himself into every transaction as if it were his own. Getting a new client is easy, but he knows that it takes honesty and integrity to keep a client, and you can rest assured in that. He doesn't tell clients he'll give them 100%; he proves it. When Michael's not working, you can find him hunting all kinds of game, fishing, golfing or skiing. He resides in Jonesboro, Arkansas, with his wife, Anna, and daughter, Kingston.



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