

MIDWEST LAND GROUP PRESENTS

22.5 ACRES IN

JOHNSON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

22.5 +/- ACRES NORTH OF HARTMAN

Situated along County Road 3020, north of Hartman, Arkansas, lies a 22.5 acre parcel featuring approximately 85% cleared hay land. The property offers level building sites equipped with access to electricity and water along the road frontage. Currently utilized for hay production, the acreage is actively maintained, fertilized, and sprayed. The remaining portion of the property comprises mature hardwood and cedar timber. Additionally, an old stagecoach road traverses the terrain, underscoring

the historical significance of the location. The property features a recently completed survey and direct access from County Road 3020. Whether seeking a site for a future residence or expanding an existing agricultural operation, this parcel meets a full range of specifications. Conveniently situated between Clarksville and Ozark—just 2.6 miles from Interstate 40—the location offers a serene rural environment with immediate access to nearby amenities.

PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **ARKANSAS** | ACRES: **22.5**

- Hay production
- New survey
- Hardwood timber
- Wet-weather creek
- Paved road frontage
- Water and electric at road
- Stagecoach road
- 2.5 miles to I-40
- 12 miles to Clarksville
- 45 miles to Fort Smith



HAY PRODUCTION



PAVED ROAD FRONTAGE



WET-WEATHER CREEK



MATURE TIMBER



TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 531.2

Max: 571.4

Range: 40.2

Average: 551.1

Standard Deviation: 10.24 ft

0ft 280ft 561ft

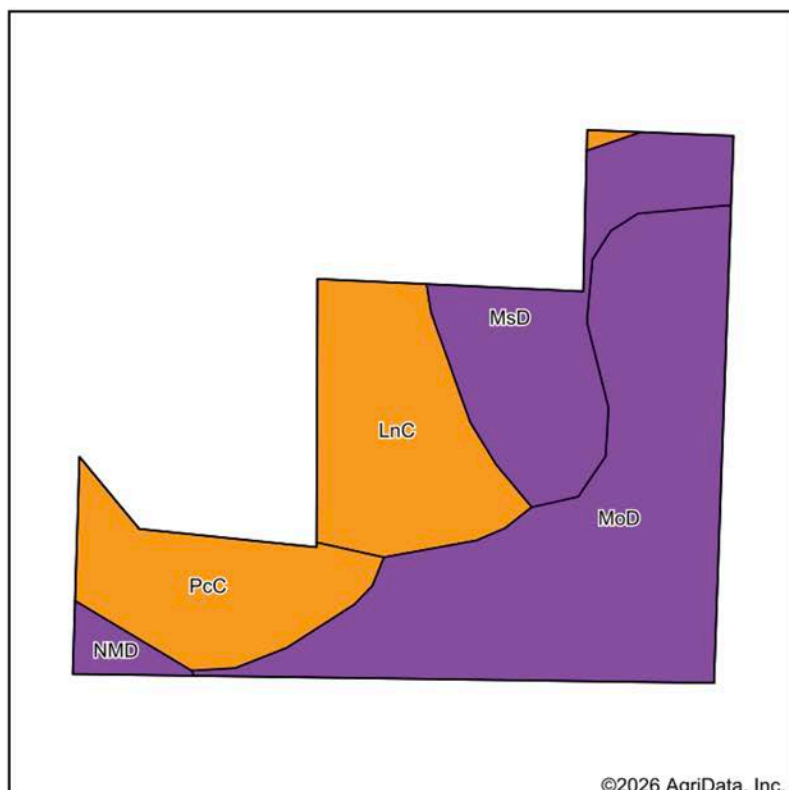


10/2/2026

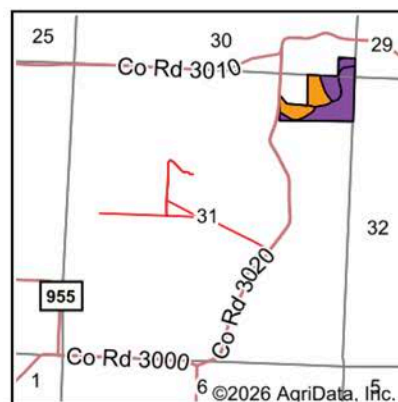
31-10N-25W
Johnson County
Arkansas

Boundary Center: 35° 29' 31.52, -93° 41' 26.34

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Johnson**
 Location: **31-10N-25W**
 Township: **Lee**
 Acres: **22.39**
 Date: **10/2/2026**



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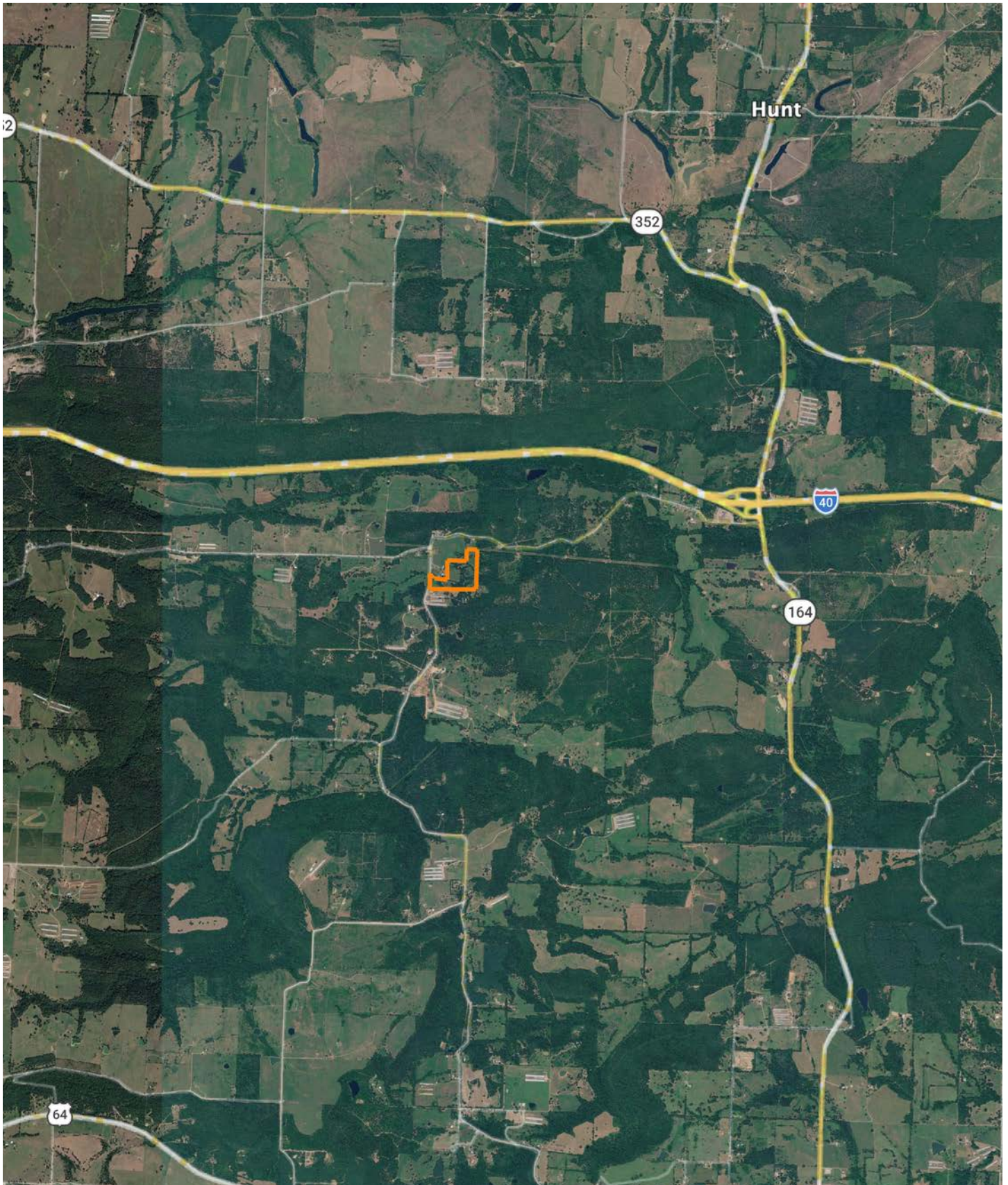


Area Symbol: AR071, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Improved bermudagrass AUM	Oats Bu	Pasture AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu
MoD	Mountainburg gravelly fine sandy loam, 3 to 12 percent slopes	10.12	45.3%		Vle		4			35			4	20
LnC	Linker fine sandy loam, 3 to 8 percent slopes	4.31	19.2%		Ille									
MsD	Mountainburg stony fine sandy loam, 1 to 12 percent slopes, rocky	4.14	18.5%		Vls									
PcC	Pickwick silt loam, 3 to 8 percent slopes	3.34	14.9%		Ille		86	775			6.5	34		52
NMD	Nella-Mountainburg association, rolling	0.48	2.1%		Vls		5.5		6.5					
Weighted Average						4.97	1.9	12.8	115.6	0.1	15.8	1	5.1	16.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born in Paris and raised in Scranton, Arkansas, Michael Joe Johnson has spent his entire life connected to the land, the people, and the rural way of life that defines West Central Arkansas. Growing up on a small farm and later discovering his passion for whitetail and turkey hunting in the early 2000s, Michael Joe developed an appreciation for land not only for its value, but for the memories, opportunities, and legacy it provides.

Michael Joe's journey into land sales began from the other side of the table - when he purchased his own farm through Midwest Land Group in 2020. The professionalism, communication, and continued follow-up he received made a lasting impression, inspiring him to help others experience that same level of service. As a former business owner who operated Johnson Industrial Coatings across five states for more than a decade, he understands client expectations, large-scale projects, and the importance of clear and dependable communication.

Whether advising on setting up bare farms for hunting or guiding first-time land buyers through a major investment, Michael Joe brings empathy and firsthand experience to every conversation. A former school board member for four years, a devout Christian, and member of American Legion Post 258, he is proud to serve the region he calls home with honesty, work ethic, and the ability to find common ground with just about anyone.

When you're ready to buy or sell rural property in West Central Arkansas, Michael Joe Johnson is ready to help every step of the way.



MICHAEL JOE JOHNSON, LAND AGENT

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