MIDWEST LAND GROUP PRESENTS

77 +/- ACRES WITH DEVELOPMENT POTENTIAL

77 ACRES IN JOHNSON COUNTY, ARKANSAS



MidwestLandGroup.com







77 +/- ACRES WITH DEVELOPMENT POTENTIAL

COUNTY: JOHNSON | **STATE:** ARKANSAS | **ACRES:** 77

Conveniently located approximately 1.3 miles off Highway 123 north of Lamar on Country Road 3630, this exceptional 77 +/- acre tract presents an outstanding opportunity with exceptional development potential. The property features diverse, rolling topography and sweeping hilltop views of the majestic Ozark Mountains, offering multiple ideal build sites for custom homes, cabins, or a private estate.

In addition to its residential and investment promise, the land is a haven for outdoor enthusiasts. Wildlife is abundant throughout the acreage, with numerous deer observed across the terrain alongside ample signs of wild hogs, providing fantastic hunting and recreational enjoyment right at your doorstep. Whether you are looking to subdivide, build your dream getaway, or secure a prime recreational property, this land offers limitless possibilities.

PROPERTY FEATURES

- County road frontage
- Mountain views
- Rolling topography
- Build sites
- Abundant wildlife
- Internal road system
- 5.5 miles to Lamar
- 7 miles to Clarksville
- Development Potential
- Abundance of shale on site

77 +/- ACRES



BUILD SITES



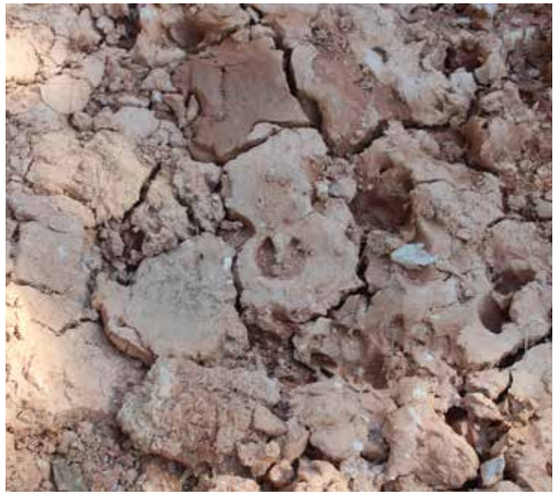


ABUNDANT WILDLIFE

Wildlife is abundant throughout the acreage, with numerous deer observed across the terrain alongside ample signs of wild hogs, providing fantastic hunting and recreational enjoyment right at your doorstep.











ROLLING TOPOGRAPHY







AERIAL MAP



Boundary Center: 35° 30' 4.61, -93° 20' 37.18

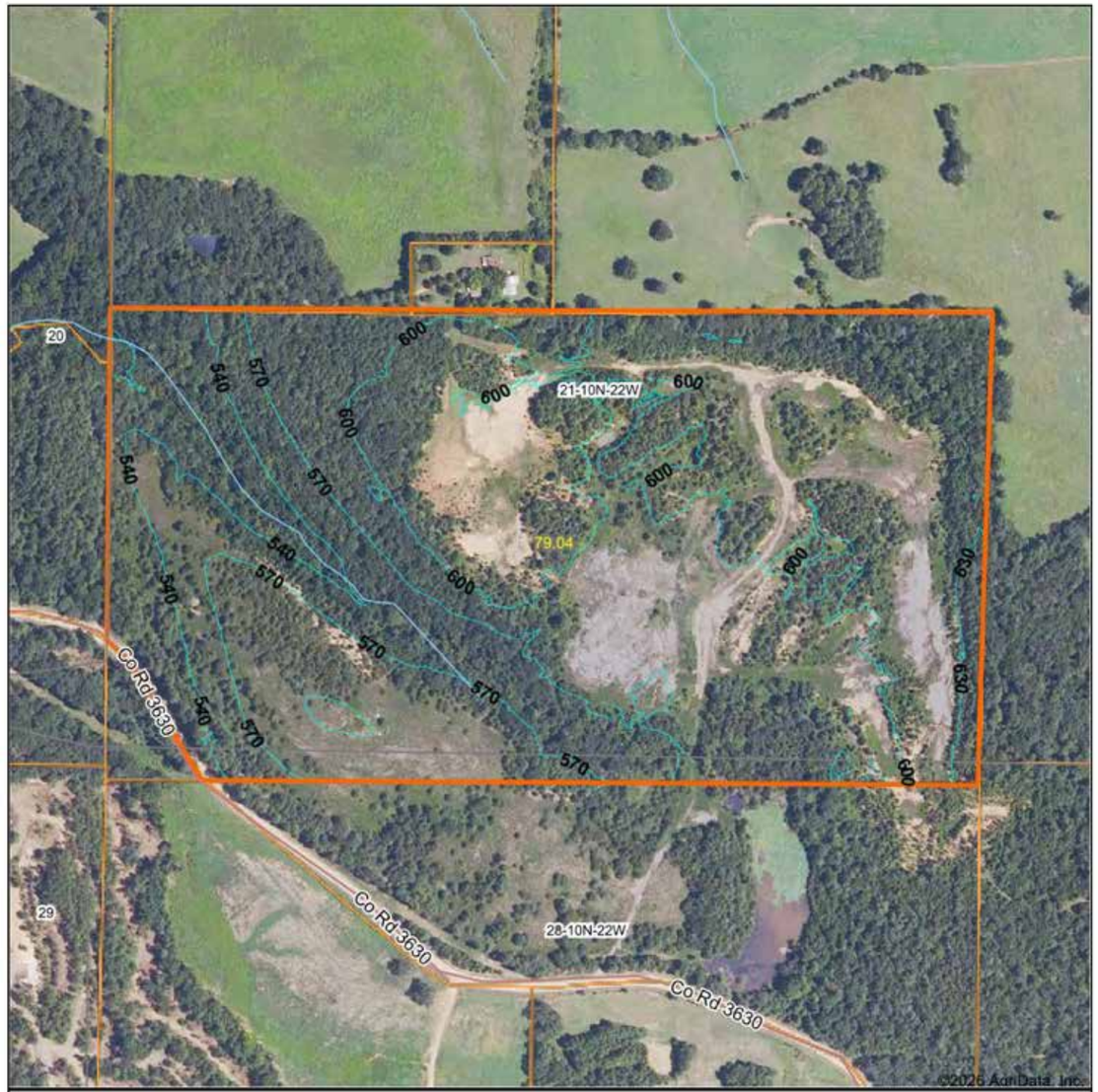
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21-10N-22W
Johnson County
Arkansas

10/22/2026

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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TOPOGRAPHY MAP



Source: USGS 1 meter dem
Interval(ft): 30.0
Min: 505.9
Max: 653.9
Range: 148.0
Average: 585.8
Standard Deviation: 28.05 ft

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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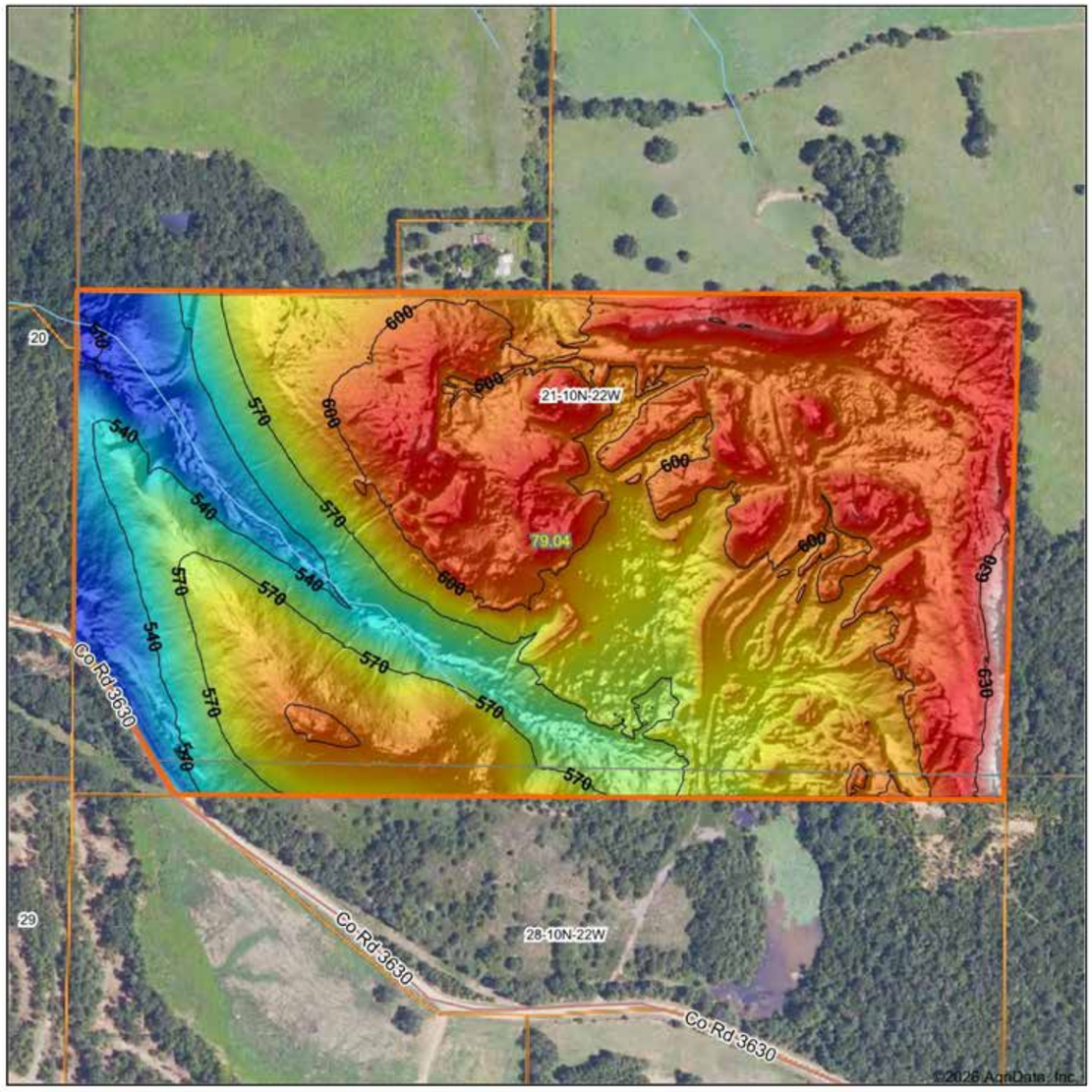
0ft 450ft 899ft

10/22/2026

21-10N-22W
Johnson County
Arkansas

Boundary Center: 35° 30' 4.61, -93° 20' 37.18

HILLSHADE MAP



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 30
Min: 505.9
Max: 653.9
Range: 148.0
Average: 585.8
Standard Deviation: 28.05 ft

0ft 419ft 839ft

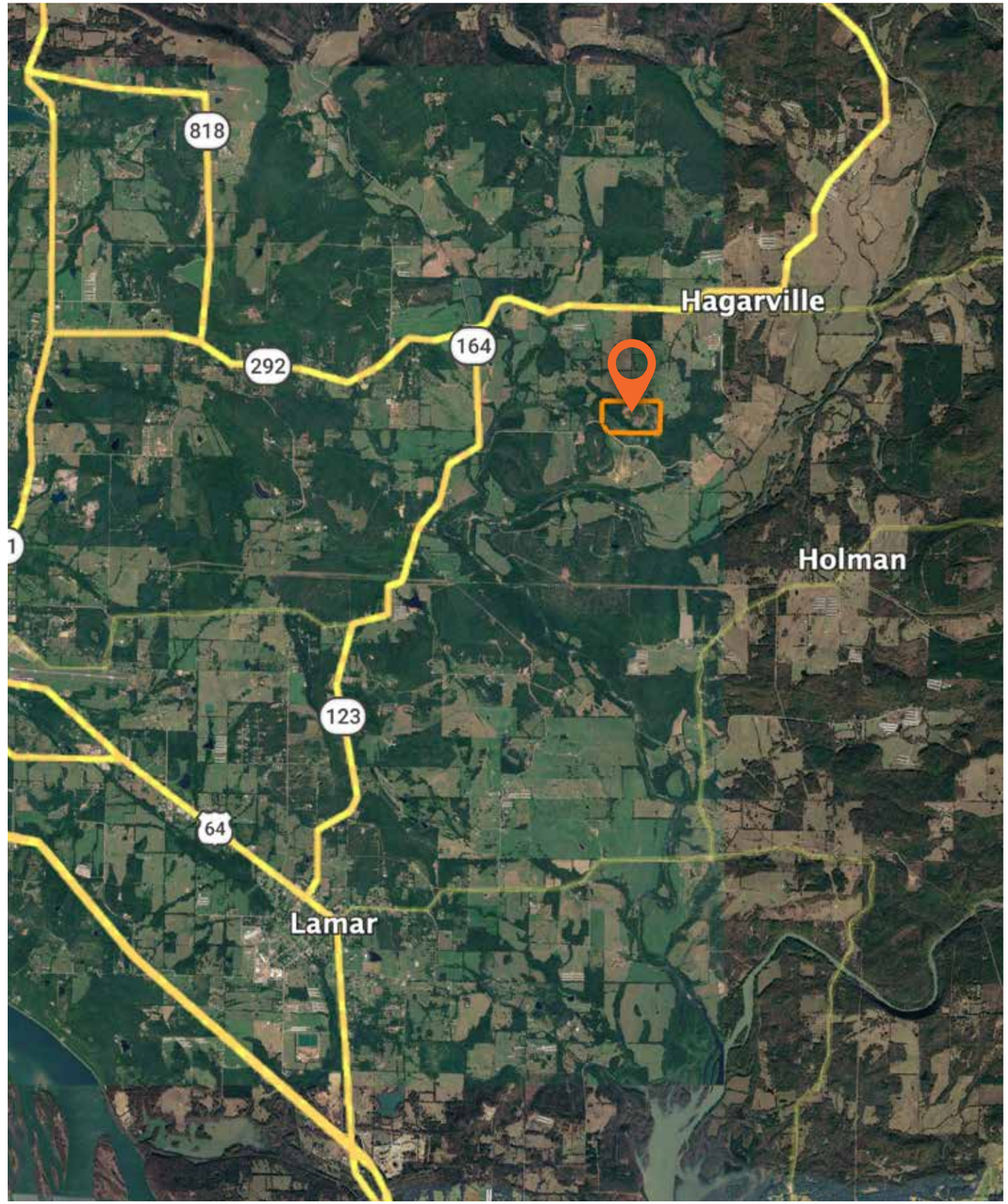
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OVERVIEW MAP



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

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MIDWEST LAND GROUP

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