

MIDWEST LAND GROUP PRESENTS



# CRAIGHEAD COUNTY, AR

600 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

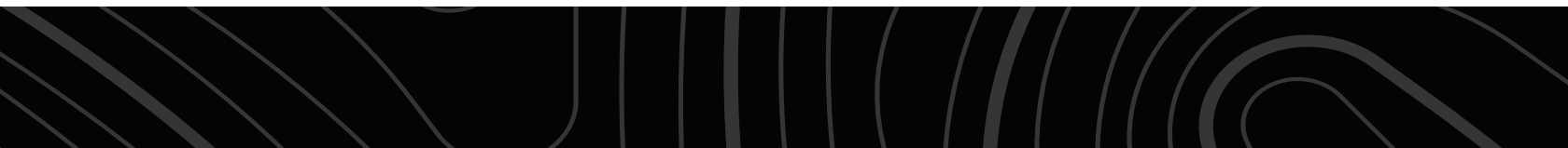
# LARGE ACREAGE ON ST. FRANCIS RIVER

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Looking for a large tract at an outstanding offering that can be utilized year-round? Enjoy hunting big river bottom deer, shooting limits of ducks, or calling in a spring turkey on this multi-use property on the banks of the St. Francis River. The 600 +/- acres are located just west of Caraway, Arkansas with the vast majority of the property inside the St. Francis levee. Access to the property is via gated entry giving plenty of privacy and seclusion. With multiple roads and trails throughout, you're able to navigate the acreage in a truck, ATV, or tractor. All but 14 +/- acres are enrolled in 20+ year old WRP, along with old growth timber in the bottoms. A 25 acres moist soil unit was developed by Ducks Unlimited and has been improved with an underground irrigation pipe run to the center where it is plumbed out with a riser. An 8" well furnishes the ability to artificially flood

the MSU when needed. A new diesel power unit and fuel tank sit under a covered awning and will convey with the sale.

Amongst the old growth timber there are numerous natural holes that will appeal to the avid duck hunter, along with a few improved holes that will naturally flood with the river crests its banks. Along with the highlighted duck hunting potential, this property also provides excellent opportunities for deer and turkey hunters. Numerous stand and food plot locations give the next owners the ability to utilize the tract on day one. The property lies in an ideal location just 20 miles from Jonesboro and 55 miles from Memphis. Call today for more information or to set up a showing!



# PROPERTY FEATURES

PRICE: **\$1,330,000** | COUNTY: **CRAIGHEAD** | STATE: **ARKANSAS** | ACRES: **600**

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- 600 +/- acres
- Vast majority of acreage inside St. Francis levee
- 25 +/- acre moist soil unit designed by Ducks Unlimited
- All but 14 +/- acres enrolled in WRP
- WRP growth is 20+ years old
- 7 acres not in WRP lays outside levee for ideal build spot
- Numerous trails/roads throughout property
- Several food plot locations
- Excellent deer, duck, and turkey hunting
- Gated entry
- 8" well with under group pipe run to riser in the middle of the MSU
- Diesel power unit and fuel tank to convey with sale



# 600 +/- ACRES

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The 600 +/- acres are located just west of Caraway, Arkansas with the vast majority of the property inside the St. Francis levee.



# DIESEL POWER UNIT & FUEL TANK

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# NUMEROUS TRAILS/ROADS THROUGHOUT

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# WRP ENROLLMENT

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All but 14 +/- acres are enrolled in 20+ year old WRP, along with old growth timber in the bottoms. Amongst the old growth timber there are numerous natural holes that will appeal to the avid duck hunter, along with a few improved holes that will naturally flood with the river crests its banks.



# FOOD PLOT LOCATIONS & DEER SIGN

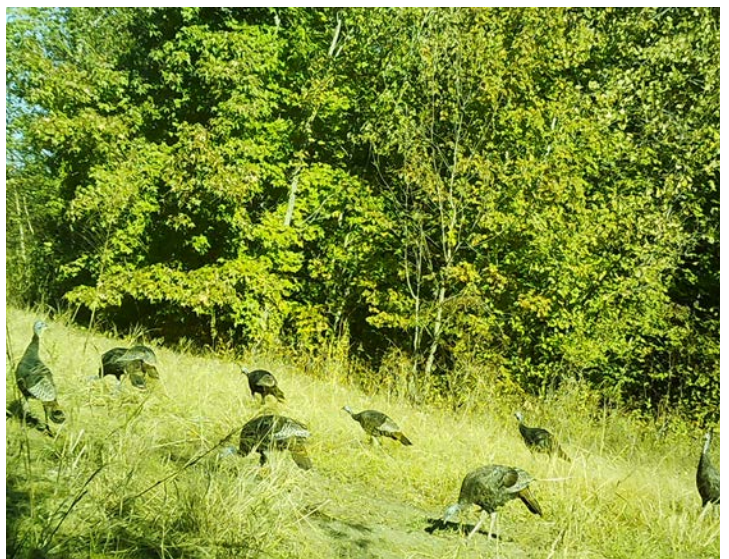
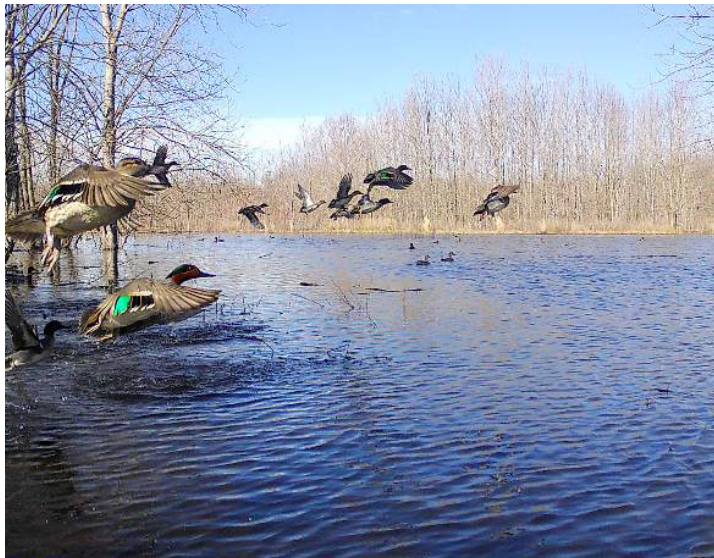
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# TRAIL CAM PICTURES

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# AERIAL MAP



Maps Provided By:



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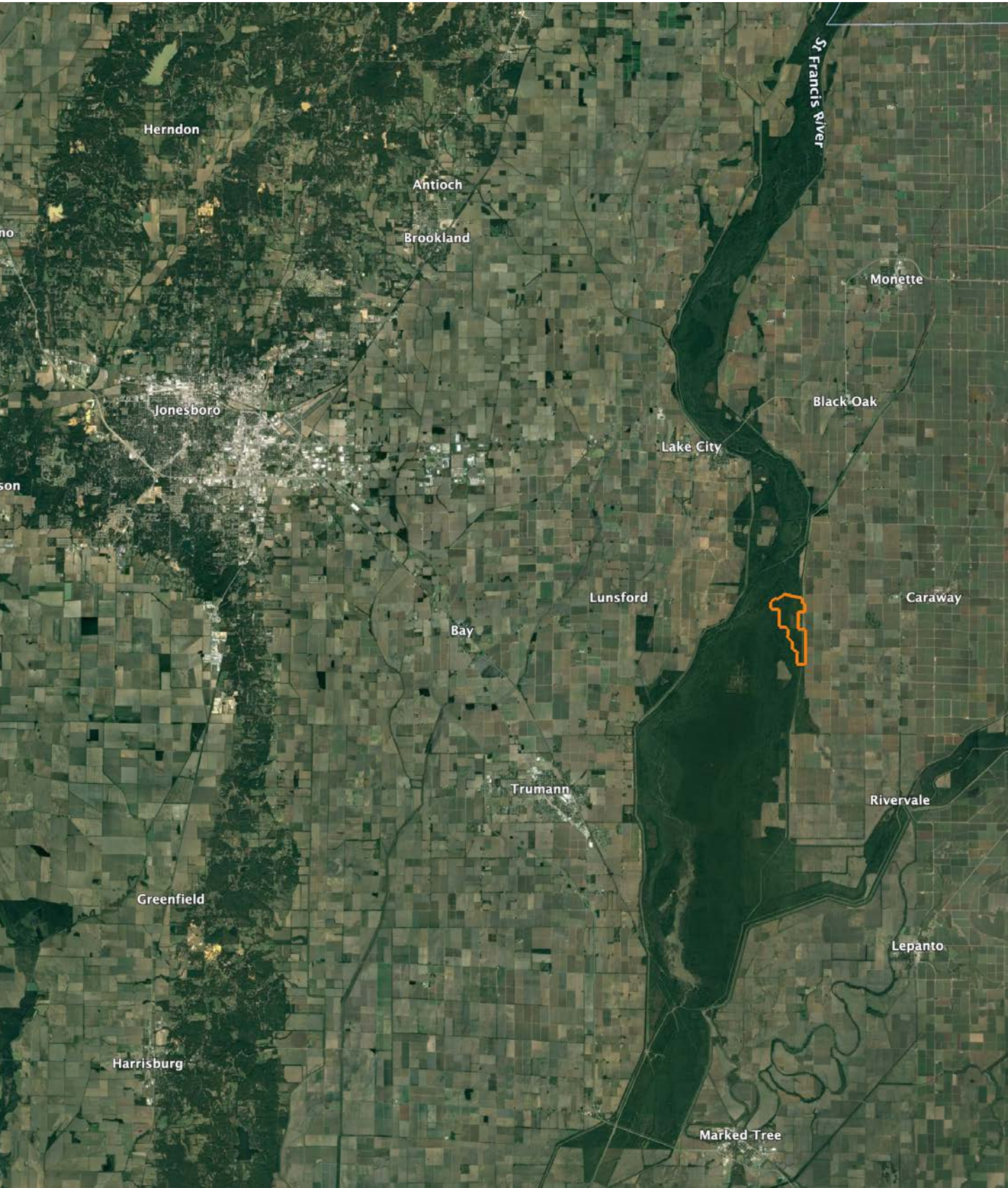
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0ft 4769ft 9538ft

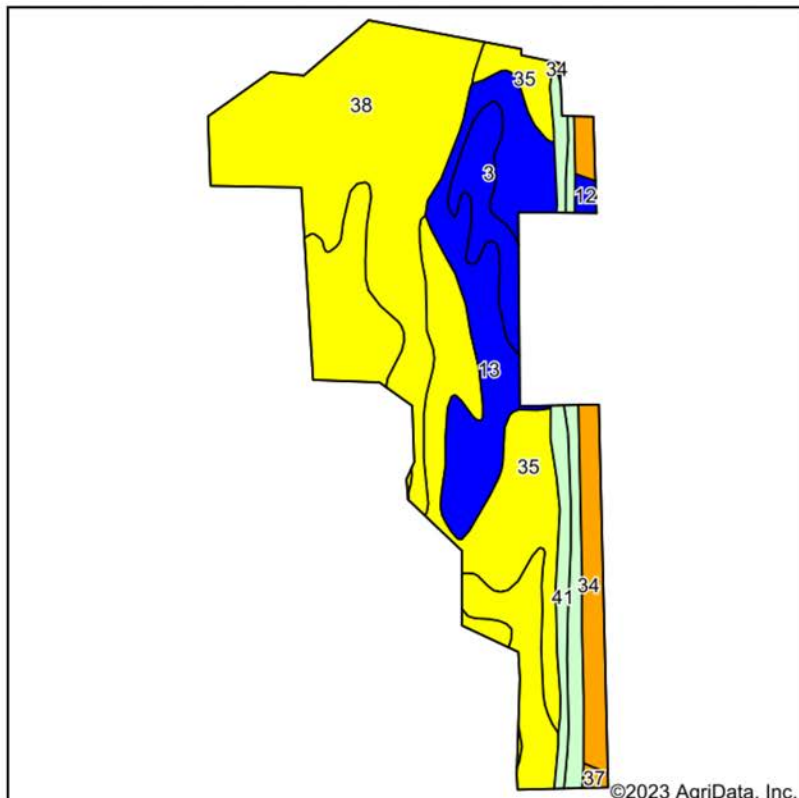
13-13N-6E  
Craighead County  
Arkansas



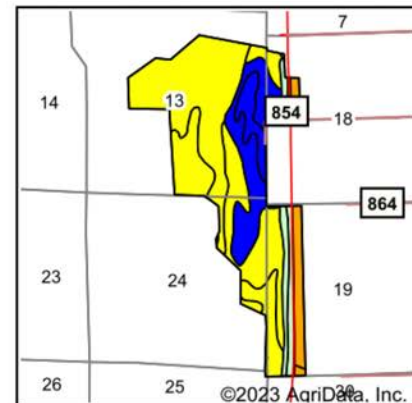
# OVERVIEW MAP



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Craighead**  
 Location: **13-13N-6E**  
 Township: **Black Oak**  
 Acres: **628.15**  
 Date: **3/1/2023**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: AR031, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Improved bermudagrass AUM	Soybeans Bu	Sugarcane Tons	Tall fescue AUM	Wheat Bu	*n NCCPI Overall
38	Sharkey soils, 0 to 1 percent slopes, frequently flooded	237.11	37.7%		0ft.	IVw	4.5				30			45	19
35	Mhoon soils, frequently flooded	167.75	26.7%		1ft.	IVw	7								43
13	Commerce soils, 0 to 1 percent slopes, frequently flooded	98.80	15.7%		1.8ft.	IIw	7				30			50	65
34	Mhoon fine sandy loam	38.98	6.2%		1ft.	IIIw	8.5		700	15	35	28		30	71
3	Beulah fine sandy loam, 0 to 1 percent slopes	29.52	4.7%		> 6.5ft.	IIIs		65	600	8	35		7	45	74
42	Levee	25.38	4.0%		> 6.5ft.										
41	Water	25.34	4.0%		> 6.5ft.										
12	Commerce very fine sandy loam	3.15	0.5%		2.7ft.	IIw	8	95	900	15.5	40	35		45	83
37	Sharkey clay, 0 to 1 percent slopes, protected	2.12	0.3%		0ft.	IIIw			650	10	40		9	45	34

# AGENT CONTACT

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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.



**MICHAEL ROOK,** LAND AGENT  
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## MidwestLandGroup.com

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