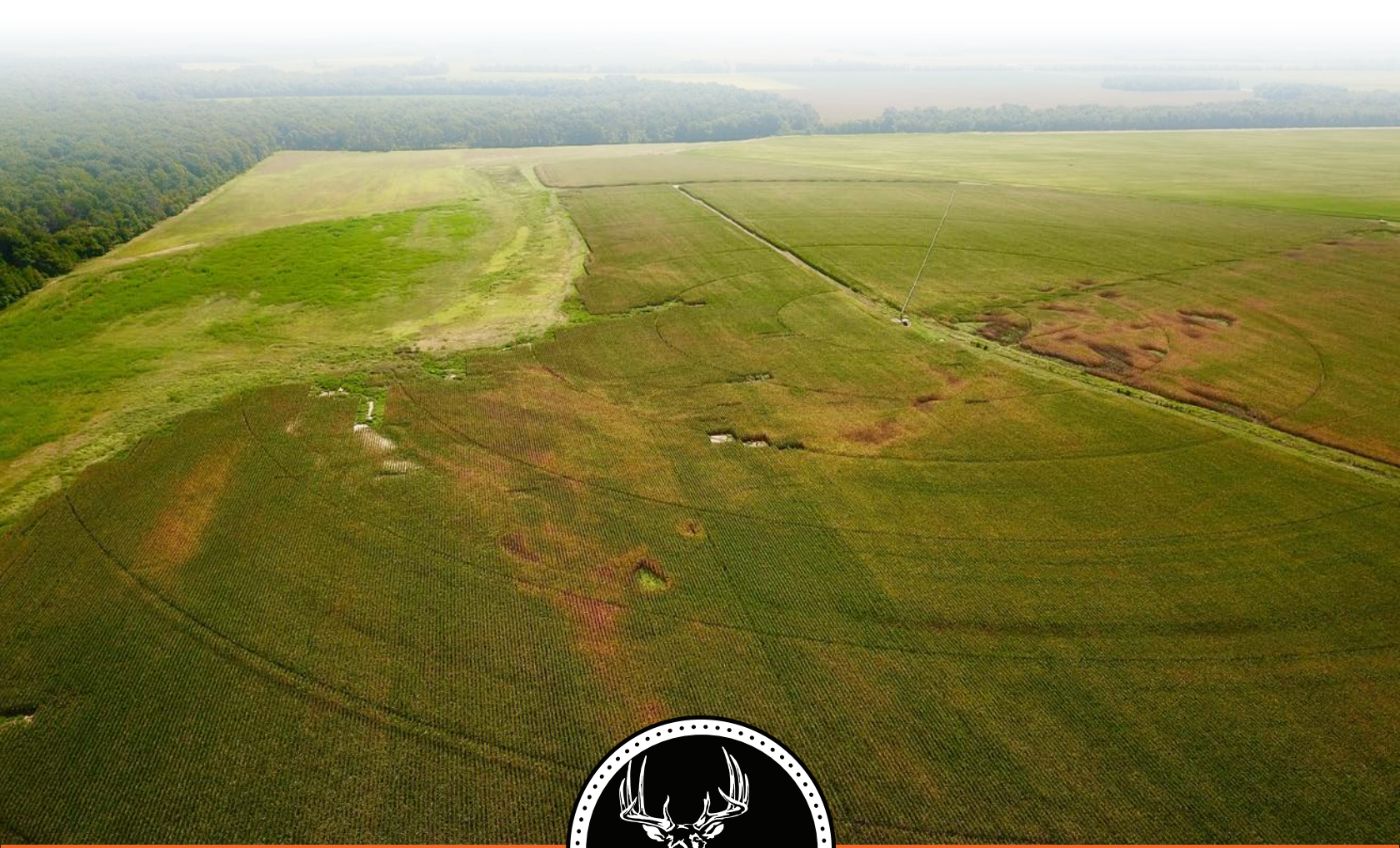


MIDWEST LAND GROUP PRESENTS

297 ACRES IN

RANDOLPH COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE FARM WITH ONE MILE OF DAVE DONALDSON WMA FRONTAGE

This expansive farmland property spans 297.68 +/- FSA farmland acres, with 273.59 +/- acres designated as FSA cropland acres. It boasts an impressive one mile frontage along the Dave Donaldson Wildlife Management Area, offering a prime location for waterfowl hunters. The property features three irrigation wells and a pivot system, ensuring efficient and effective irrigation for your crops. With a rich history of growing rice, corn, and soybean crops, this farm appeals to not only hunters but investors as well. The current tenant is willing to continue farming for the new owners, providing a seamless transition and potential for immediate income. For those

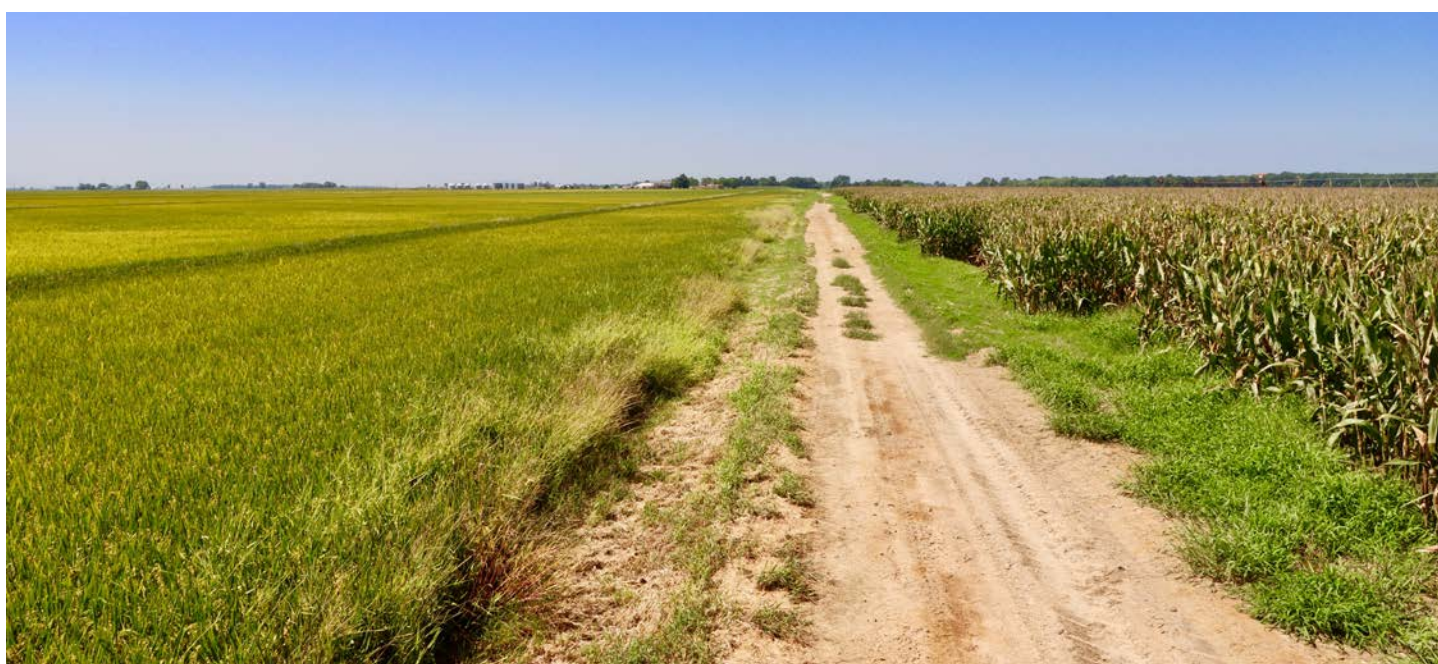
who enjoy spending early mornings in a flooded timber hole, there are approximately 12 +/- acres of timber just off the Black River located in the northwest corner of the tract. Along with the private timber hole, there are numerous locations across the farm that could be improved to hunt out of field pits or blinds. The farm has not been hunted in several years, therefore the next owners have the ability to come to improve this property however they see fit. If you've been looking for a combo farm where you can enjoy hunting with friends and family, while also having the ability to draw annual income, this is it!



PROPERTY FEATURES

PRICE: **\$1,600,000** | COUNTY: **RANDOLPH** | STATE: **ARKANSAS** | ACRES: **297**

- 297.68 +/- FSA farmland acres
- 273.59 +/- FSA cropland acres
- One mile of Dave Donaldson WMA frontage
- 3 irrigation wells
- 1 pivot
- History of growing rice, corn, and soybean crops
- Located in the heart of a major waterfowl flyway
- Current tenant willing to continue farming for new owners
- 12 +/- acres of timber just off the Black River for timber hunting
- Multiple fields could be improved for hunting setups/ waterfowl habitat



297.68 +/- FSA FARMLAND ACRES



1 PIVOT



1 MILE OF DAVE DONALDSON WMA FRONTAGE



273.59 +/- FSA CROPLAND ACRES



12 +/- ACRES OF TIMBER



3 IRRIGATION WELLS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 14' 1.94, -90° 50' 39.98



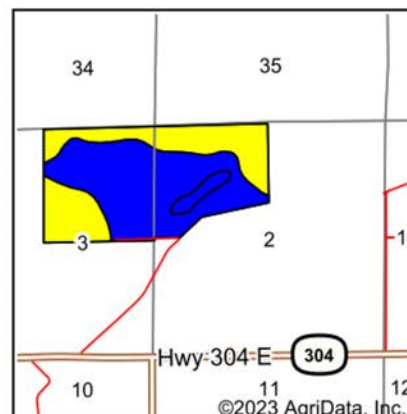
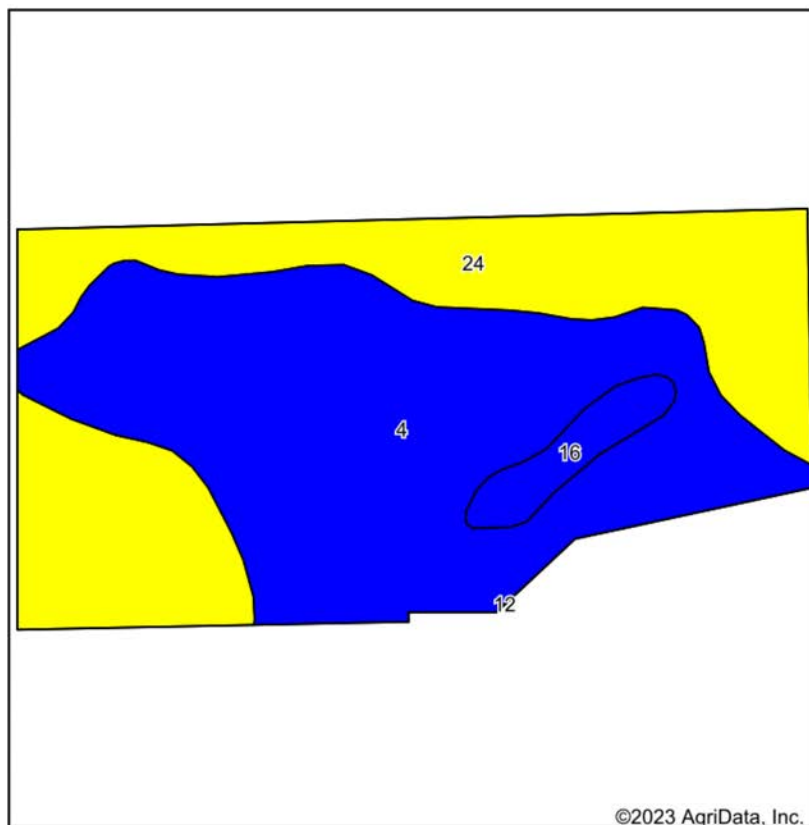
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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2-18N-2E
Randolph County
Arkansas



8/30/2023

SOIL MAP



State: **Arkansas**
 County: **Randolph**
 Location: **3-18N-2E**
 Township: **O'Kean**
 Acres: **289.83**
 Date: **8/30/2023**



Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: AR121, Soil Area Version: 21

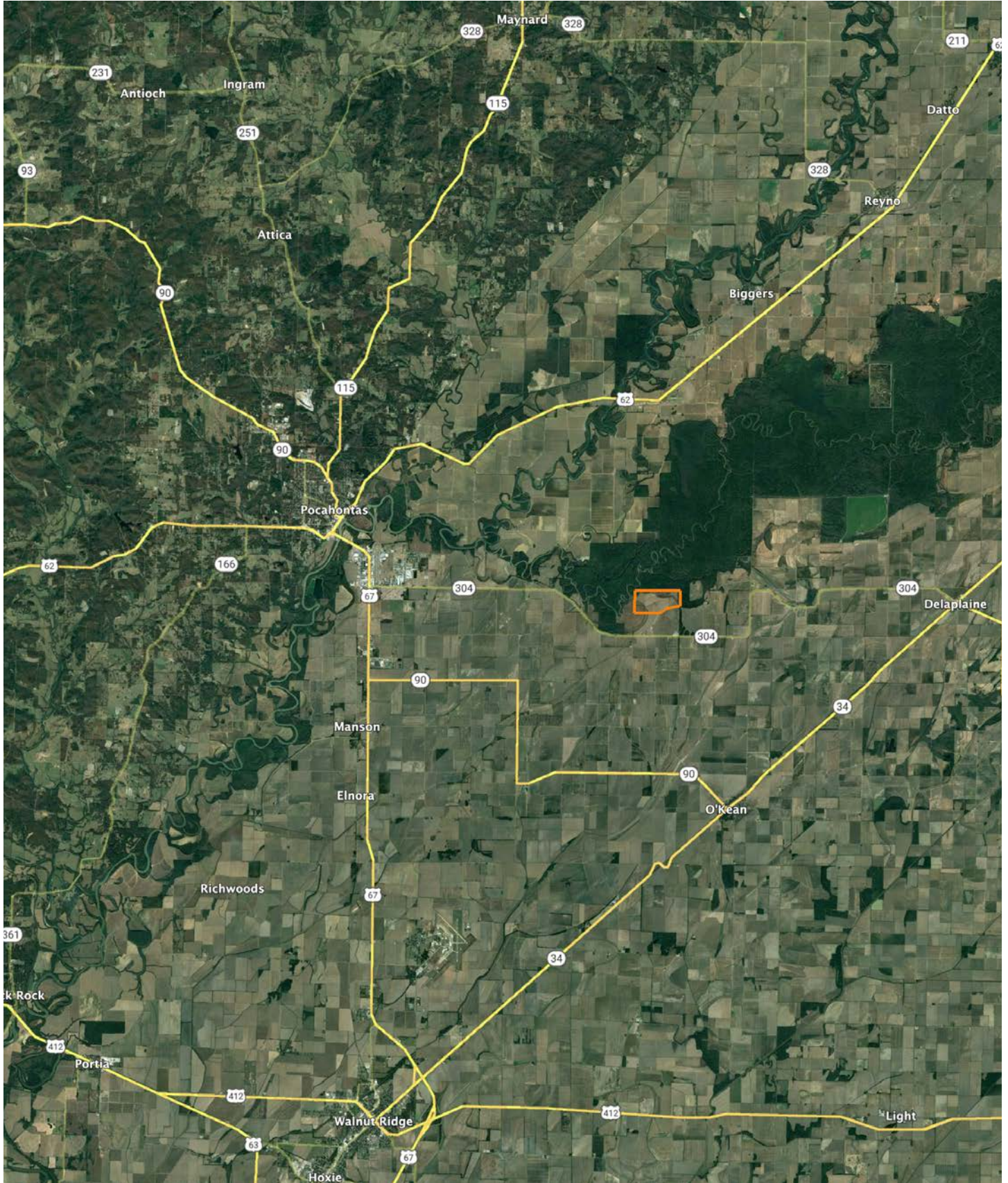
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Overall	
4	Bosket fine sandy loam, 0 to 3 percent slopes	164.15	56.6%		> 6.5ft.	Ile		10	85	750		35	9	50	68	
24	Kobel silty clay loam	114.90	39.6%		0.5ft.	IVw				550		9	35	8	50	
16	Dundee silt loam, 0 to 1 percent slopes	10.78	3.7%		2ft.	IIw			85	750		9	40	9	45	
Weighted Average									5.7	51.3	670.7		3.9	35.2	8.6	30
							2.79	*-								*n 61.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



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.



MICHAEL ROOK, LAND AGENT
816.718.7201

MRook@MidwestLandGroup.com



MidwestLandGroup.com

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