

MIDWEST LAND GROUP PRESENTS

120 ACRES IN

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# BRADLEY COUNTY ARKANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# CANVAS OF CHANGE: TRANSFORMATIVE LANDSCAPE ON 120 ACRES

This spacious 120-acre canvas presents a unique opportunity for visionary whitetail transformation. Once gilded with mature pine and hardwood, it now stands as a testament to change, having undergone a meticulous clear-cutting process it opens up a blank slate of possibilities. The majority of the 120 acre property, encompassing 85 acres, showcases an open expanse, inviting the imagination to run wild with ideas for Wildlife management. Imagine yourself having no obstacles to overcome as you begin laying out food plot placement, conservation, or a blend of both. The remaining 35 acres have 25 acres of 8-10 year old row planted pine with large areas of open pockets that would serve well as living rest areas or sanctuaries for the wildlife. Let the whitetail utilize the creek that separates the 35 acres from the already cut 85 acres of renewable habitat.

As you walk this large area, the rippling topography provides a dynamic backdrop, offering strategic

vantage points for views in every direction which would allow for a unique shooting lane setup so you can take advantage of all wind directions. The 35 acres that remain, strategically preserved within this tract, preserve the natural character of the land, while also allowing for your future timber return. This connection of barren ground and pockets of pristine sanctuary ground gives an element of security for the whitetail, inviting potential buyers to envision a property with outstanding biological surplus capabilities preservation.

If you're an experienced wildlife manager this could easily be the acreage that houses all the big bucks. This property screams affordable ground that, with hard work and tenacity will give endless possibilities. Embrace the opportunity to shape the narrative of this once-hidden gem, as it stands ready for a new chapter in its storied history.





# PROPERTY FEATURES

PRICE: **\$168,000** | COUNTY: **BRADLEY** | STATE: **ARKANSAS** | ACRES: **120**

- Wildlife
- Great potential
- Creek
- Planted pine areas
- Easy access
- Secluded
- Minutes from town
- Undeveloped
- Established area of hardwood regrowth
- Whitetail hunt ready





# 120 +/- ACRES

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# WHITETAIL HUNT READY

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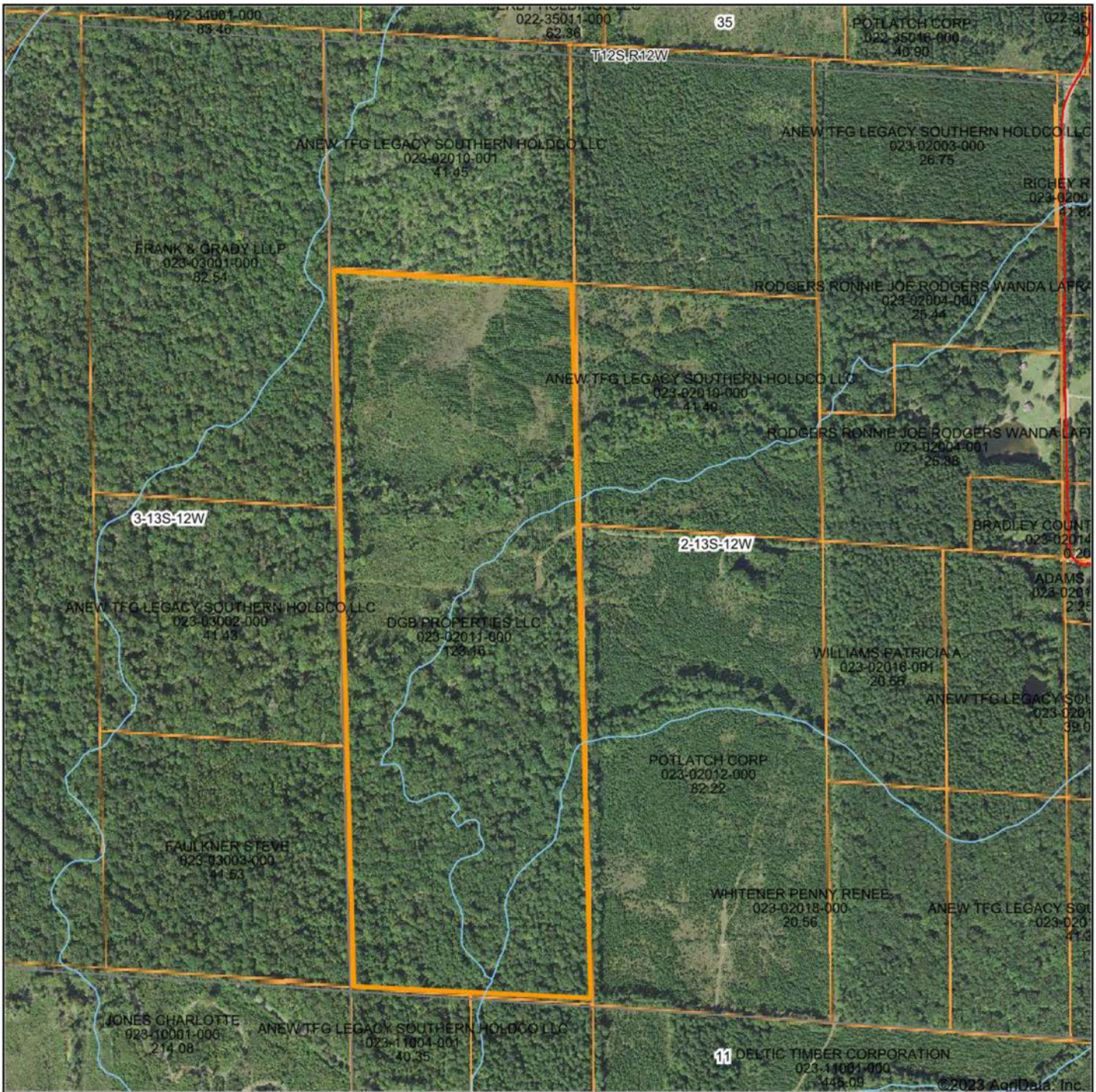
## PLANTED PINE AREAS

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# AERIAL MAP



Boundary Center: 33° 36' 38.74, -92° 19' 8.37



**2-13S-12W**  
**Bradley County**  
**Arkansas**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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12/15/2023



# FEMA REPORT



Map Center: 33° 36' 43.45, -92° 19' 2.72  
 State: AR Acres: 120  
 County: Bradley Date: 12/15/2023  
 Location: 2-13S-12W  
 Township: Clay



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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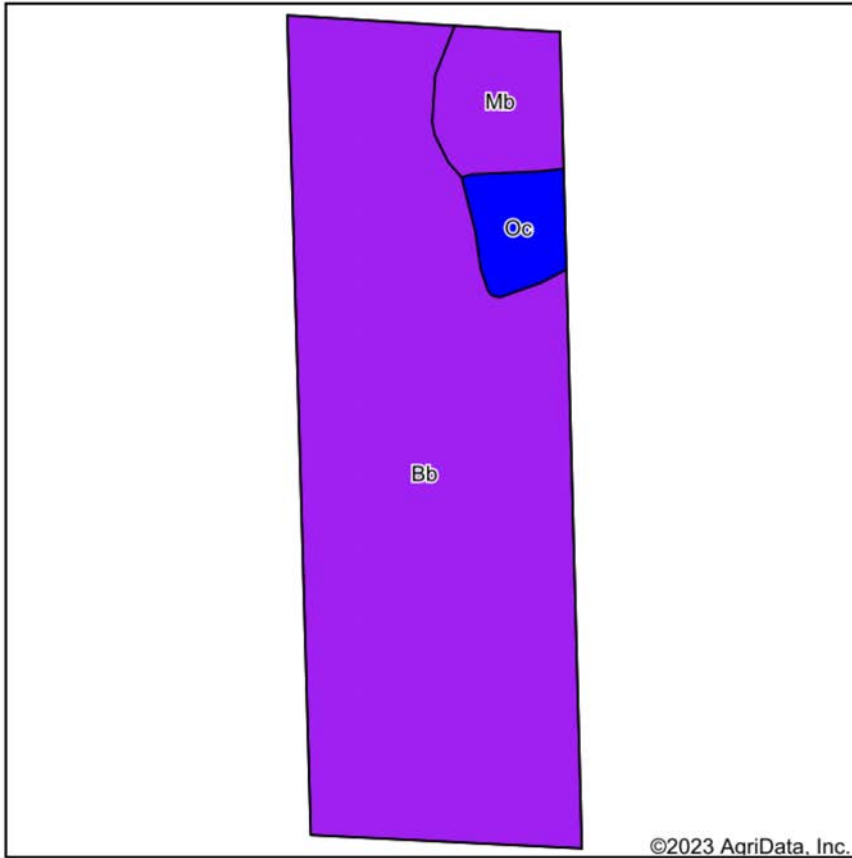


Name	Number	County	NFIP Participation	Acres	Percent
<b>Total</b>				0	0%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
<b>Total</b>				0	0%
Panel	Effective Date	Acres	Percent		
<b>Total</b>				0	0%

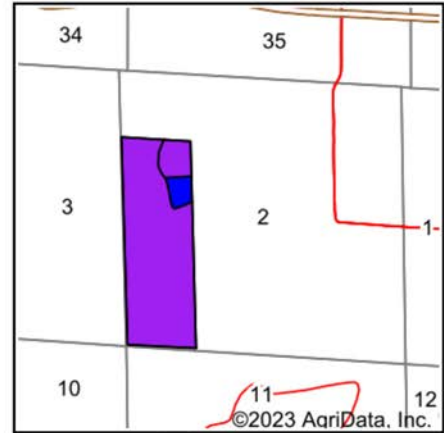
**NOTICE!**  
 It appears that your mapped area does not have digital FEMA information available to us.

[Click Here to search FEMA.gov](#)  
**for the non-digitized flood maps for this area.**

# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Bradley**  
 Location: **2-13S-12W**  
 Township: **Clay**  
 Acres: **120**  
 Date: **12/15/2023**



Maps Provided By:



Area Symbol: AR011, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	*n NCCPI Overall	
Bb	Bibb silt loam, 0 to 1 percent slopes, frequently flooded	104.88	87.4%		0.7ft.	Vw							45	
Mb	Amy silt loam, 0 to 1 percent slopes	9.46	7.9%		0.5ft.	Vw							62	
Oc	Ochlockonee fine sandy loam (ouachita)	5.66	4.7%		> 6.5ft.	llw	10		9	90	12	35	8	81
<b>Weighted Average</b>						<b>4.86</b>	<b>0.5</b>	<b>0.4</b>	<b>4.2</b>	<b>0.6</b>	<b>1.7</b>	<b>0.4</b>	<b>*n 48</b>	

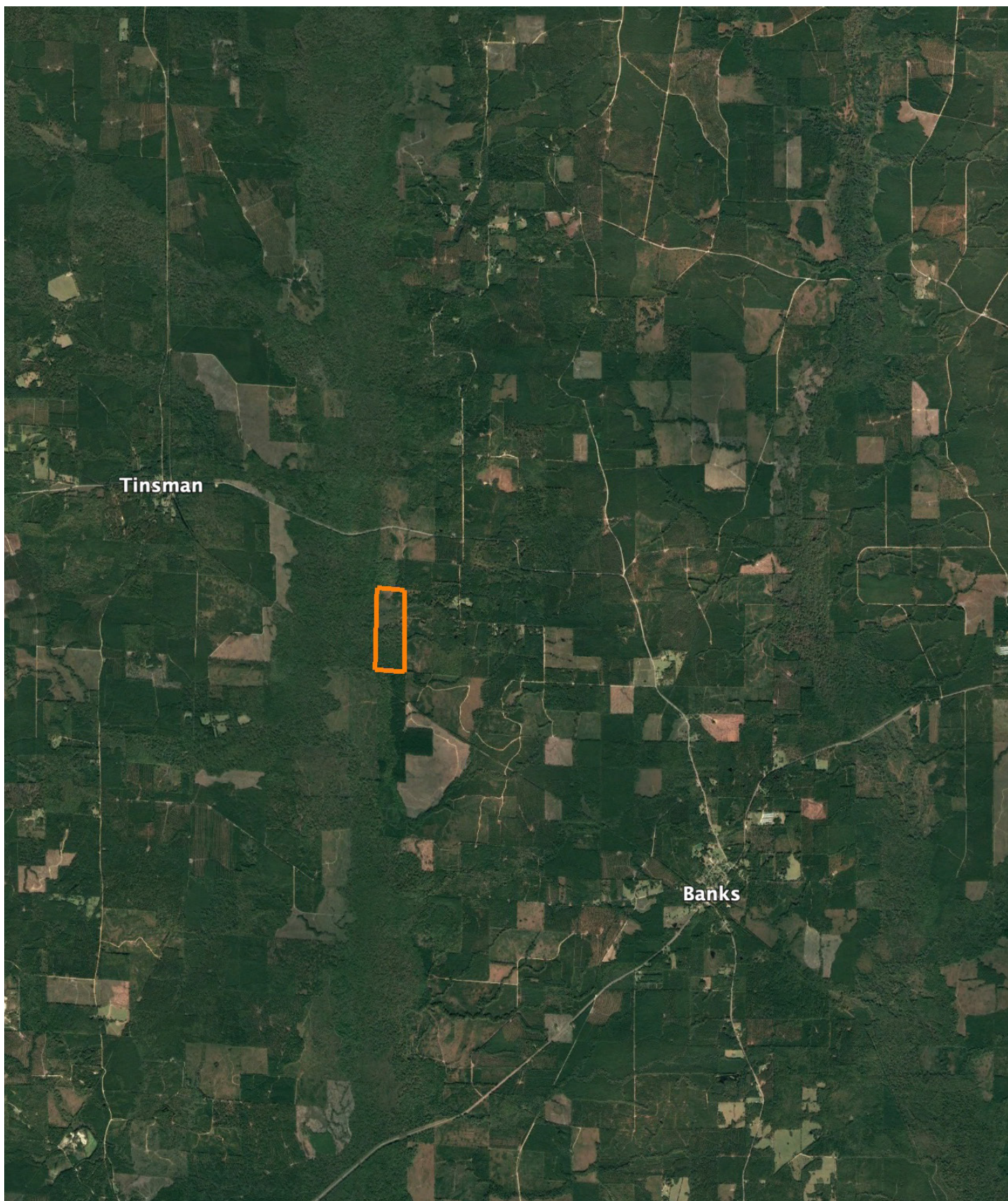
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





## AGENT CONTACT

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If there's anyone who knows farmers and landowners, it's land agent Jeff Watson. Having grown up on a dairy farm in southern Missouri, Jeff understands the value of a hard work ethic. His experience on the farm helped prepare him for understanding the needs of local farmers. For 10 years, he identified farmers' grain bin drying needs. He developed strategies and utilized technology to help bring efficiency and revenue back to their operations. Jeff is all about finding solutions, building relationships, and putting clients' needs above all else.

An outdoors enthusiast at heart, like many of his clients, Jeff enjoys hunting, fishing, hiking and camping. He also enjoys barbecuing and smoking meats, watching or coaching his kids' softball and baseball teams, and working on his farm in Missouri, where he runs cattle. At Midwest Land Group, he's able to combine his passion for the outdoors - something he's loved since childhood - with his prior experience in sales and agriculture. When not guiding friends on whitetail hunts or working with them on land strategies, you can find Jeff participating in his church's outreach efforts throughout the state of Arkansas. Jeff is married to his wife, Jennifer, and they have four kids, Kylee, Kelcie, Kiara, and Josh.



**JEFF WATSON**, LAND AGENT  
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