

MIDWEST LAND GROUP PRESENTS

39 ACRES IN

CRAIGHEAD COUNTY ARKANSAS



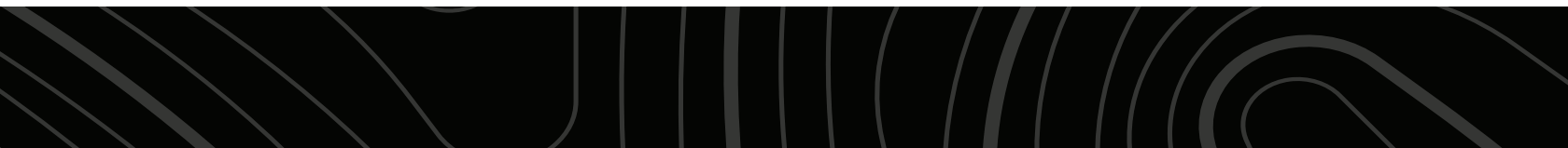
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SIZABLE ACREAGE JUST 6 MILES NORTH OF JONESBORO

If you've been looking for a sizable tract of land in Craighead County this is a must-see! This 39 +/- acre property lies 1/4 mile off Highway 141 at the end of County Road 7701, just 6 miles north of downtown Jonesboro. As you make your way to the end of the county road a gated entryway into the property leads you across the pond levee to the highest elevation on the tract. This location on the property would be the ideal spot to build a home overlooking the entire farm. Currently sitting on the edge of the 1-acre pond is a 952 square foot 1 bedroom, 1 bathroom cabin. This cabin would be ideal for a range of buyers, whether you need somewhere to live while you build

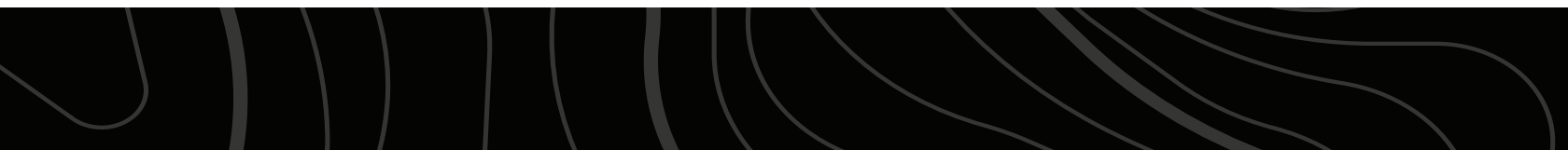
a new home, use it as a mother-in-law suite, or a full-time residence, options are endless. Comprised of almost all pasture, this farm would be ideal for anyone looking to have a small hobby farm. There would need to be some fencing installed, but a large portion of the boundary already has fencing in place. The property has a history of being baled for hay, along with having cattle run on it. Plenty of room for the kids to roam and enjoy the pleasures of country living, with the convenience of being 10 minutes from town. Tracts like this one on Crowley's Ridge are becoming harder to find every day, don't miss the opportunity to see it before it's gone!



PROPERTY FEATURES

PRICE: **\$447,350** | COUNTY: **CRAIGHEAD** | STATE: **ARKANSAS** | ACRES: **39**

- 39 +/- acres
- 952 sq. ft. 1 bed, 1 bath house
- 360 sq. ft. deck
- Gated entry at end of CR 7701
- 1-acre pond
- Excellent build site
- Mostly open pasture/hay ground
- 1/4 mile off Hwy 141
- Power and fiber
- 6 miles north of downtown Jonesboro



952 SQ. FT. 1 BED, 1 BATH HOUSE

This cabin would be ideal for a range of buyers, whether you need somewhere to live while you build a new home, use it as a mother-in-law suite, or a full-time residence, options are endless.



360 SQ. FT. DECK



1-ACRE POND



MOSTLY OPEN PASTURE/HAY GROUND



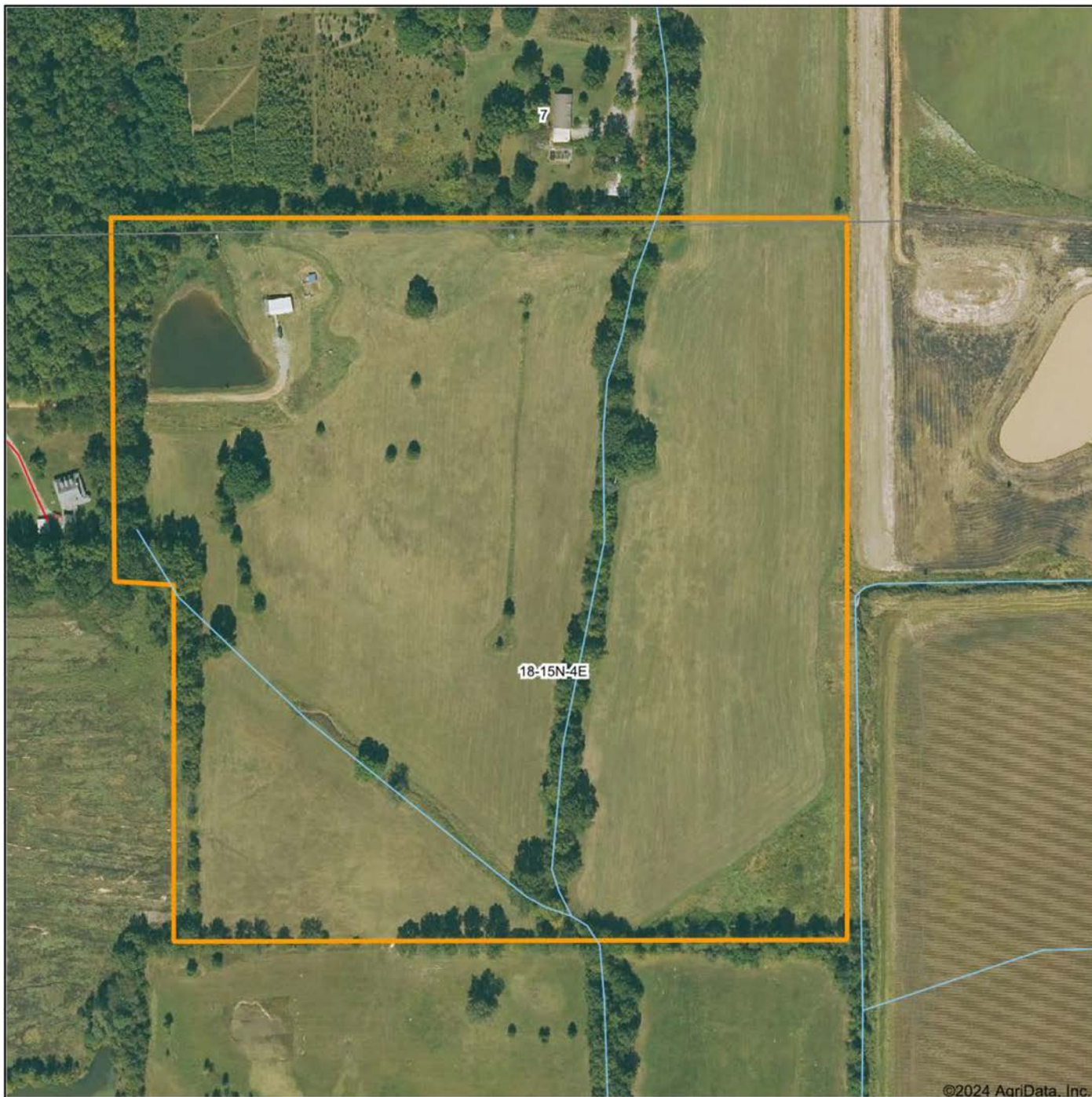
39 +/- ACRES



ADDITIONAL PHOTOS



AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 35° 56' 8.83, -90° 42' 12.15

0ft 284ft 568ft



Maps Provided By:



© AgriData, Inc. 2023

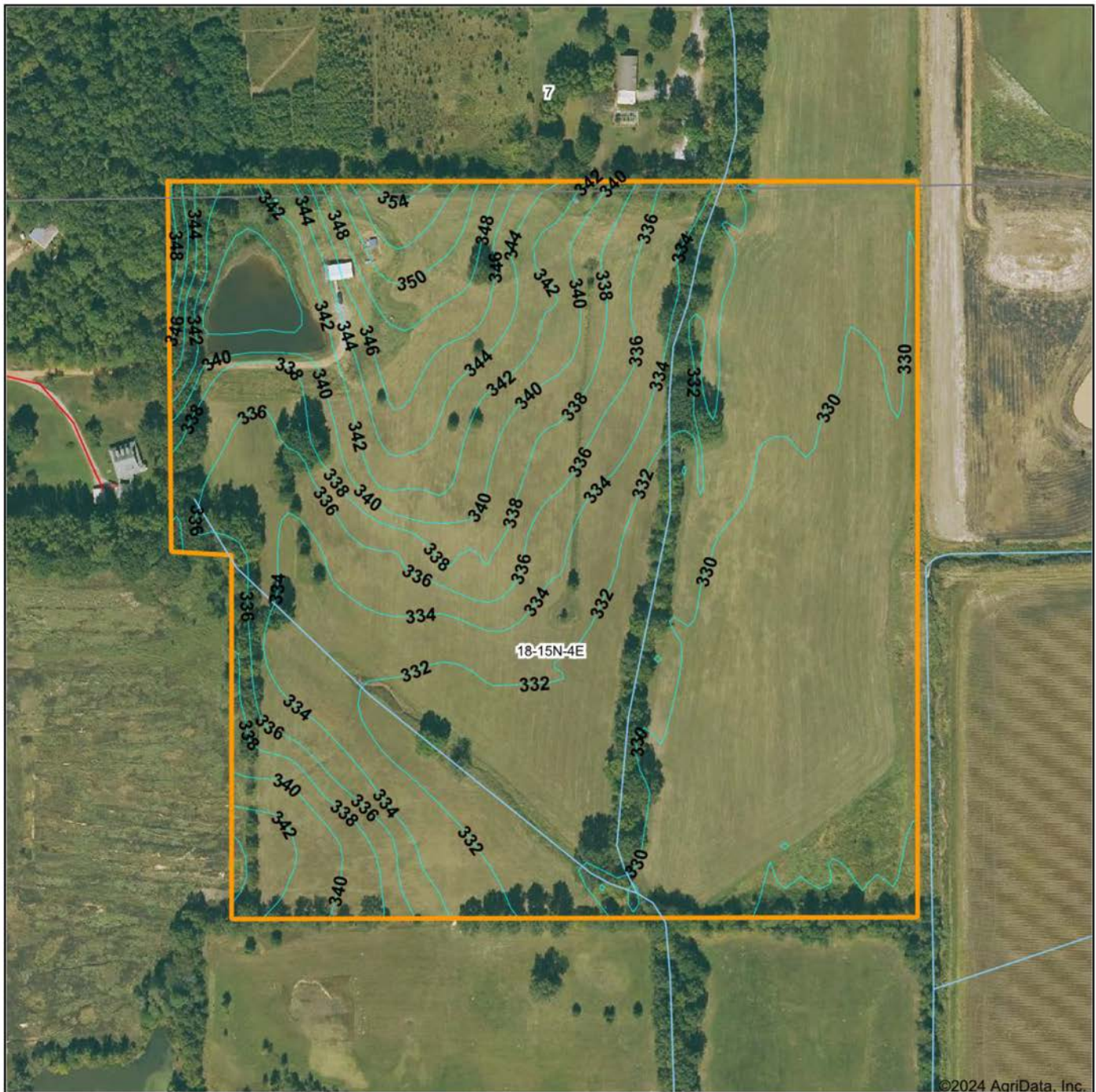
www.AgriDataInc.com

18-15N-4E
Craighead County
Arkansas



2/8/2024

TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 326.5

Max: 353.8

Range: 27.3

Average: 334.4

Standard Deviation: 5.68 ft

0ft 278ft 555ft

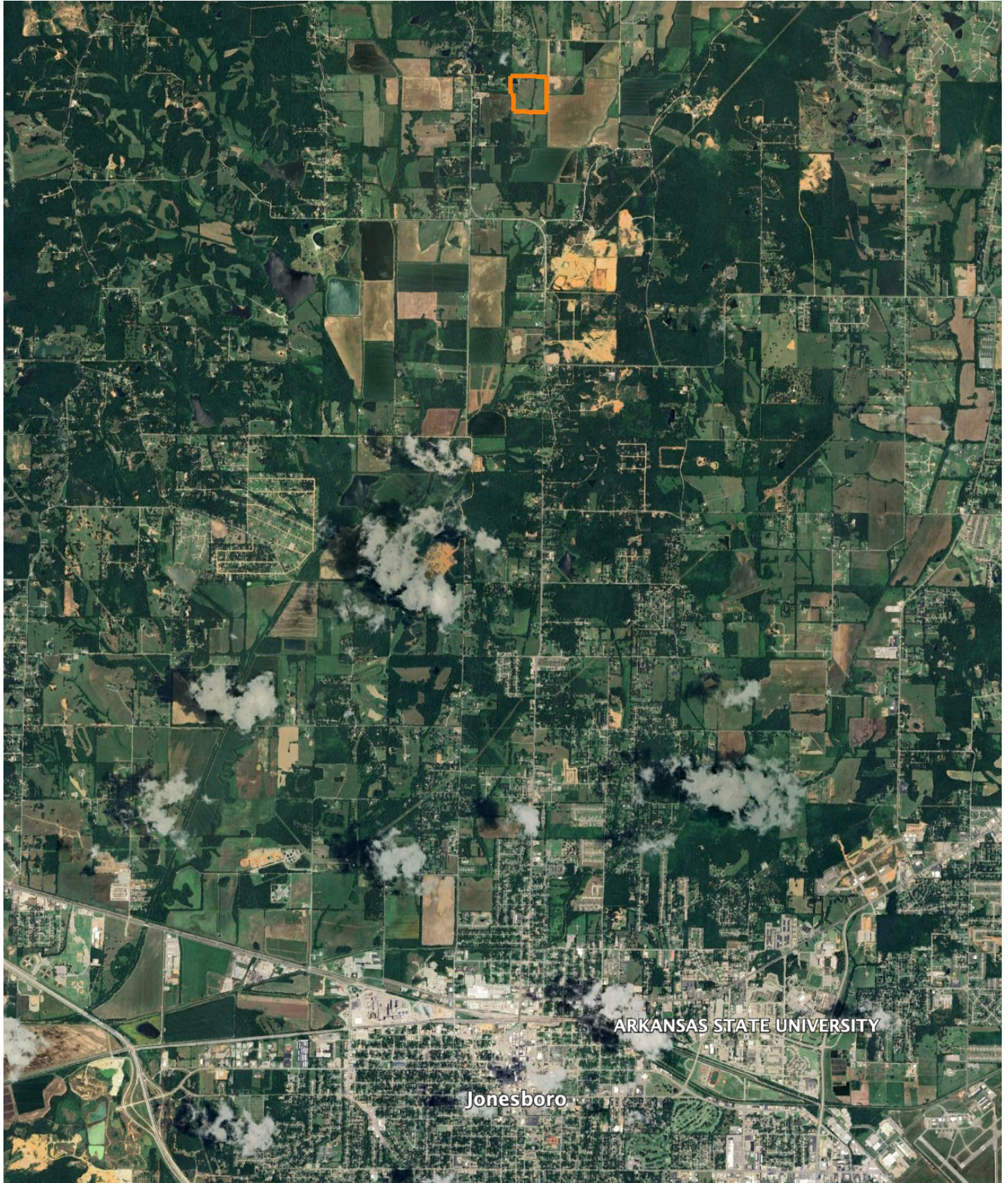


2/8/2024

18-15N-4E
Craighead County
Arkansas

Boundary Center: 35° 56' 8.83, -90° 42' 12.15

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.