

MIDWEST LAND GROUP PRESENTS

113 ACRES IN

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# CLARK COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRIME 113 ACRES: DREAM BUILD SITE WITH CREEKS AND HAY GROUND

Welcome to your future homestead, situated on 113 acres of prime countryside on the western side of Clark County. This picturesque property boasts 93 acres of well-established hay fields, ready to yield harvests of various crops. With tillable ground that can be adapted to suit your agricultural aspirations, the possibilities are endless. Surrounding the property are levees, strategically designed to guide water runoff towards nearby creeks, ensuring optimal land management and conservation practices.

Beyond its agricultural potential, this farm offers more than just fertile soil. It comes with a proven track record of successful farming operations, including an impressive 550-650 bale production average without fertilizer for the past few years that's over 4 tons per acre! This type of consistent productivity provides a solid foundation

for your endeavors. Abundant water sources, provide essential resources for both irrigation and wildlife. Multiple potential build sites dot the landscape along the hillsides and among the 20 acres of mixed hardwood timber, offering the opportunity to craft your dream home or agricultural structures amidst beautiful scenic views of the surrounding countryside.

Conveniently located with easy access to major roadways and nearby amenities, yet secluded enough to offer privacy and tranquility, this farm presents a rare opportunity for sustainable living and land stewardship. Whether you're seeking a peaceful retreat from the hustle and bustle of city life or aiming to cultivate a thriving agricultural enterprise, this property holds the promise of fulfilling your aspirations and creating lasting memories for generations to come.





# PROPERTY FEATURES

PRICE: **\$343,750** | COUNTY: **CLARK** | STATE: **ARKANSAS** | ACRES: **113**

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- Established hay fields
- Tillable ground adaptable for different agricultural uses
- Levees surrounding the property directing water runoff to nearby creeks
- Proven track record of successful farming operations
- Abundant water sources
- Multiple potential build sites for residential or agricultural structures
- Road frontage with available utilities nearby
- Scenic views of the surrounding countryside
- Peaceful and secluded location for privacy and tranquility
- Potential for sustainable farming
- Abundant wildlife





# 113 +/- ACRES

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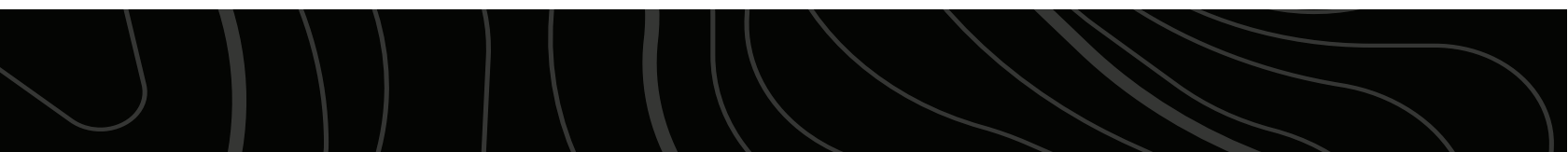
# ESTABLISHED HAY FIELDS

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# TILLABLE GROUND

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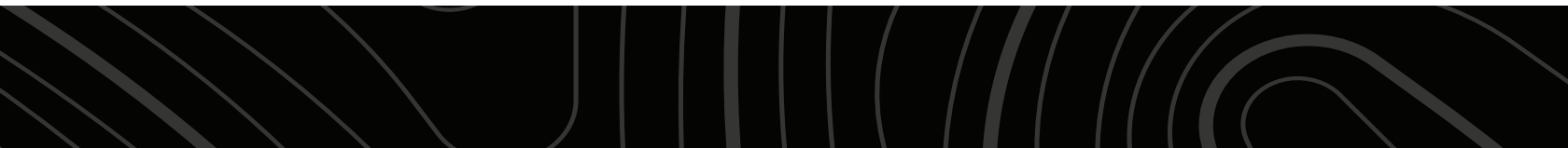




# ABUNDANT WATER SOURCES

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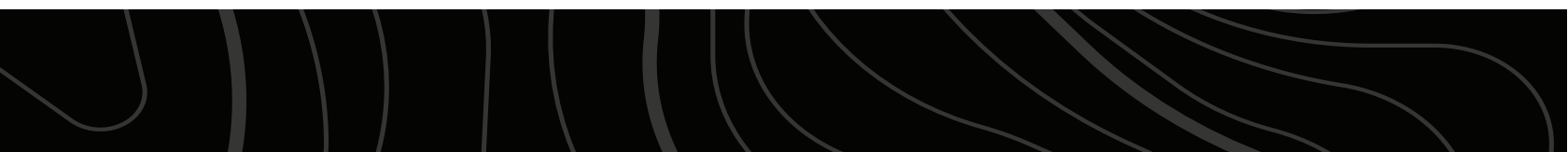
Abundant water sources, provide essential resources for both irrigation and wildlife.





# ADDITIONAL PHOTOS

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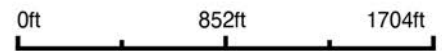




# AERIAL MAP



Boundary Center: 33° 57' 17.5, -93° 20' 58.66



Maps Provided By:



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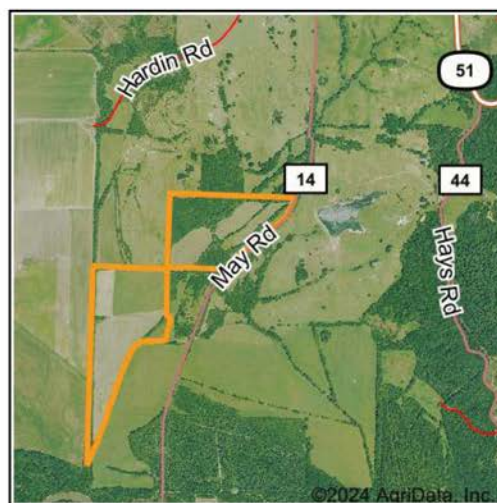
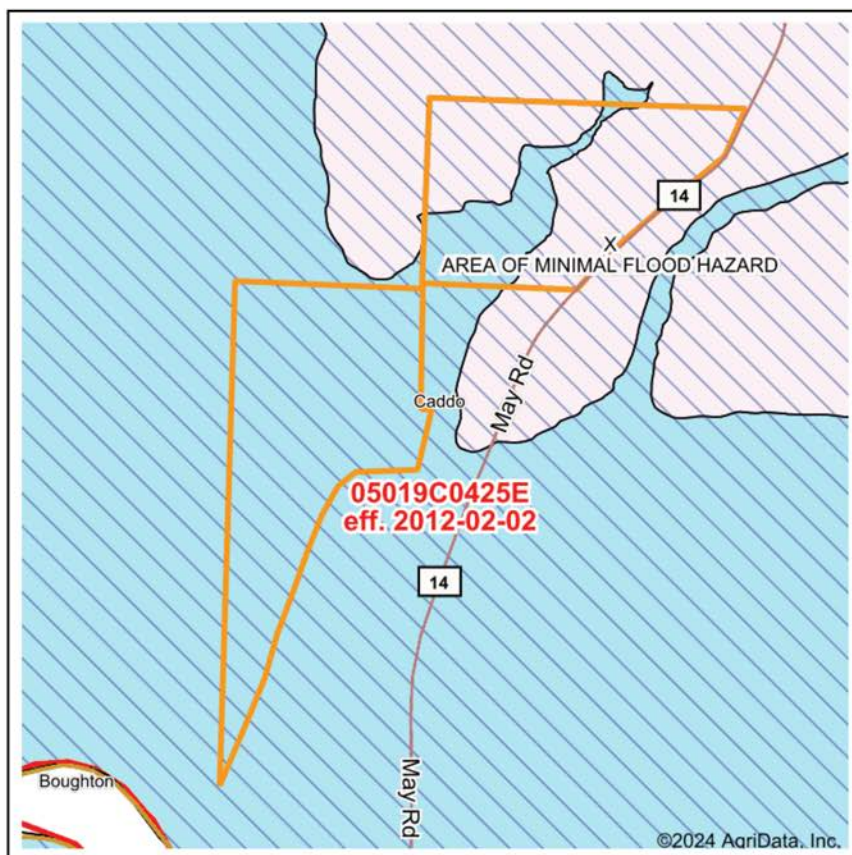
15-9S-22W  
Clark County  
Arkansas



1/30/2024



# FEMA REPORT MAP



Map Center: 33° 57' 18, -93° 21' 2.78  
 State: AR Acres: 117.67  
 County: Clark Date: 1/30/2024  
 Location: 15-9S-22W  
 Township: Caddo



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Name	Number	County	NFIP Participation	Acres	Percent
CLARK COUNTY, UNINCORPORATED AREAS	050422	Clark	Regular	117.67	100%
<b>Total</b>				117.67	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

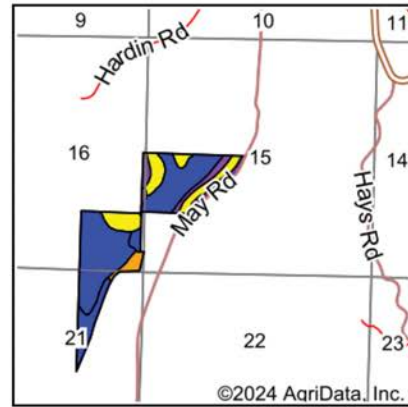
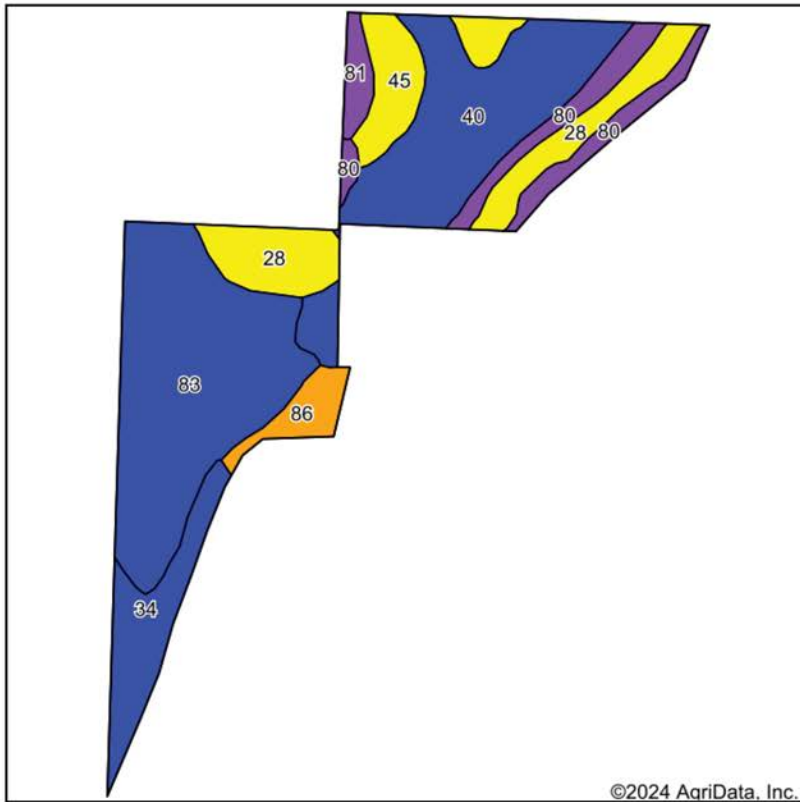
Zone	SubType	Description	Acres	Percent
A		100-year Floodplain	77.81	66.1%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	39.86	33.9%
<b>Total</b>			117.67	100%

Panel	Effective Date	Acres	Percent
05019C0425E	2/2/2012	117.67	100%
<b>Total</b>		117.67	100%



# SOIL MAP



State: **Arkansas**  
 County: **Clark**  
 Location: **15-9S-22W**  
 Township: **Caddo**  
 Acres: **117.67**  
 Date: **1/30/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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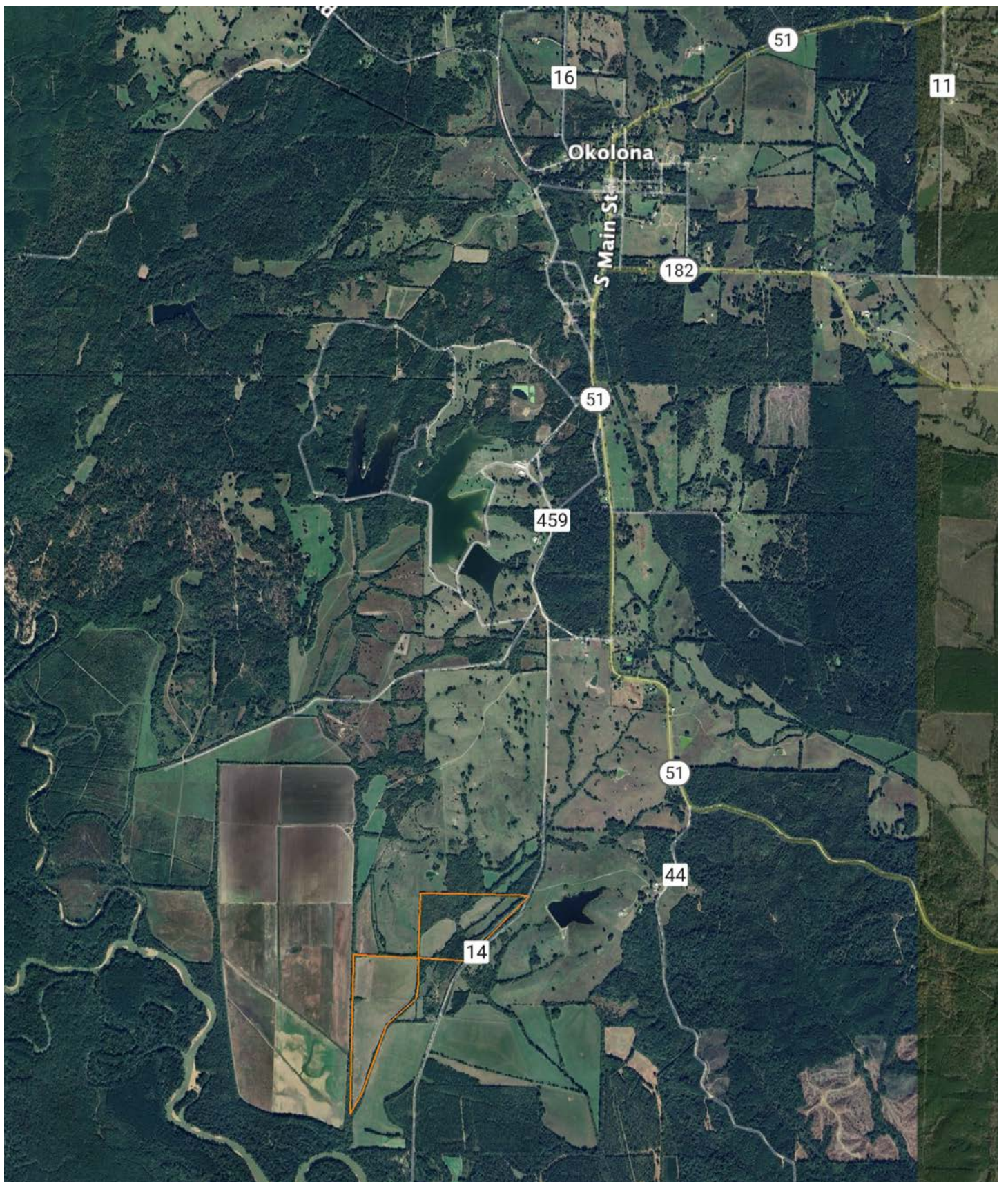
Soils data provided by USDA and NRCS.

Area Symbol: AR019, Soil Area Version: 5

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Alfalfa hay Tons	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grass hay Tons	Grass clover AUM	Improved bermudagrass AUM	Oats Bu	Pastu AUM
83	Terouge silty clay, occasionally flooded	39.06	33.2%		1.5ft.	IIw				7	650	5.4			9	
40	Marietta fine sandy loam, occasionally flooded	28.93	24.6%		1.8ft.	IIw		10.5		90	750				12	
28	Houston clay, 3 to 8 percent slopes, eroded	14.51	12.3%		5ft.	IVe						4	7.5			
34	Leeper silty clay, occasionally flooded	10.43	8.9%		1.5ft.	IIw				8	80	750			12	
80	Sumter silty clay, 3 to 12 percent slopes, eroded	9.70	8.2%		> 6.5ft.	VIe	4.5					4.5				60
45	Oktibbeha fine sandy loam, 3 to 8 percent slopes, eroded	8.40	7.1%		> 6.5ft.	IVe						4.5	7.5			



# 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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