



MIDWEST LAND GROUP  
PRESENTS  
**CLAY COUNTY**  
**ARKANSAS**  
**39 ACRES**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# DELTA PARADISE: CHARMING CYPRESS HOME ON 39 ACRES WITH PRODUCTIVE TILLABLE LAND

Escape to your private oasis in the heart of the Arkansas Delta, where this charming 2,066 square foot, 3 bedroom, 1 bath cypress home awaits on a fertile 39 +/- acres. Nestled into the heart of the cornfield it is surrounded by, this property offers the serenity and seclusion you've been looking for!

Comprised of 39 +/- deeded acres, this property boasts 29 +/- acres of precision leveled, irrigated, and highly productive cropland. Made up of primarily silty loam soils, this property has seen a recent rotation of corn and soybeans in the past. Irrigated via an electric submersible well, the crops are guaranteed to drink during the hot summer months when they need it most. This farm is currently leased out to a local farmer on a 75/25 crop share and the owner's incomes have ranged from \$200-275 per tillable acre in recent years.

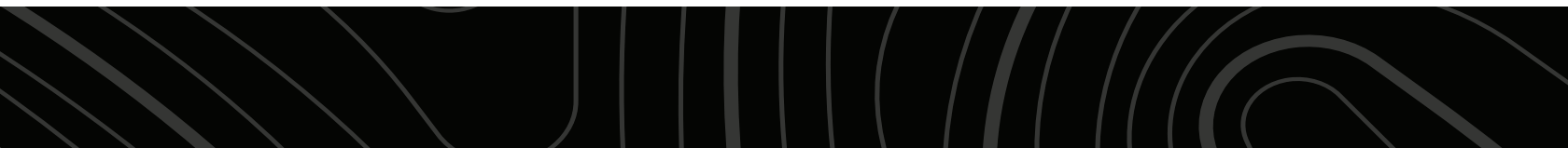
As you travel down the long drive lined with the corn fields on either side, you are overcome with a sense of serenity and seclusion. Step inside the home to discover a beautifully updated open kitchen with new hardwood floors that flow seamlessly into the spacious living areas. A cozy gas log insert fireplace adds warmth

and ambiance, while new central heat and air ensure comfort throughout the seasons. Upstairs, a convenient mini-split system provides additional climate control to ensure the comfort of everyone in the home.

Outside, the property features a remarkable 40'x50' workshop with 20' ceilings and an 18' door, ideal for storage or pursuing your hobbies. Attached is a 30'x40' cypress workshop, perfect for the person who needs that extra space and organization for their tools and equipment.

Surrounded by majestic oak trees and expansive views of the surrounding corn fields, the yard offers ample space for outdoor activities, gardening, or simply enjoying the peaceful rural setting. This property presents a unique opportunity to own a well-maintained home with substantial workshop space, set amidst the scenic beauty of the Arkansas Delta.

Experience country living at its finest—schedule your showing today and discover the serenity and possibilities that await on this remarkable 39-acre property.



# PROPERTY FEATURES

PRICE: **\$449,500** | COUNTY: **CLAY** | STATE: **ARKANSAS** | ACRES: **39**

- 39 +/- acres
- 29 +/- tillable acres
- Silt Loam soils
- Corn
- Rice
- Soybeans
- 75/25 crop share rent structure
- 2,066 +/- sq. ft. home
- 3 bed, 1 bath
- 2 story
- New hardwood floors
- New HVAC
- New roof
- Updated kitchen
- Gas fireplace
- Wood burning stove
- Vaulted ceilings
- Built from sawmill cypress
- Country style
- In the heart of duck country
- City water
- 50'x40' shop
- 30'x40' shop
- 18' roll up door





# 2,066 SQ. FT. HOME

Located just south of the Missouri border and just a few short miles from one of Arkansas' most renowned waterfowl flyways, the Black River, this 2,066 square foot, 3 bedroom, 1 bath home is crafted from local cypress, offering durability and timeless appeal.





# UPDATED KITCHEN

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# BUILT FROM SAWMILL CYPRESS

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## 2 SHOPS

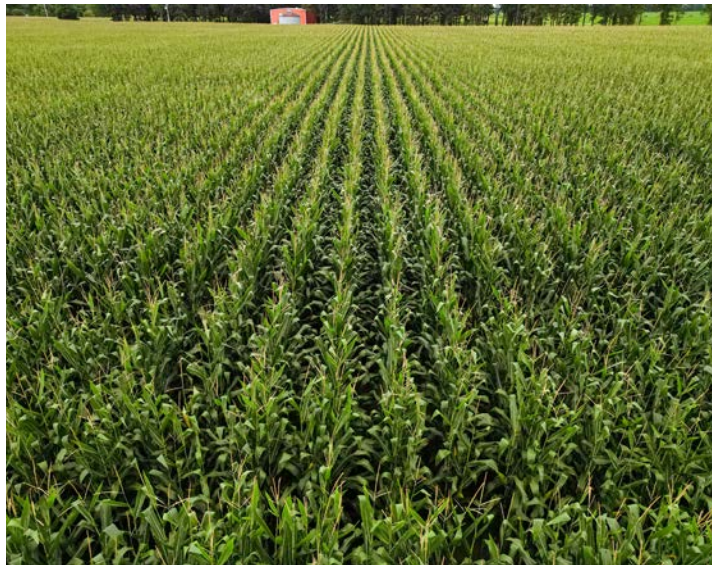
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Outside, the property boasts a 40'x50' shop with impressive 20' ceilings and an 18' door, ideal for storing equipment or pursuing hobbies. Attached to this is a charming 30'x40' cypress shop, blending seamlessly with the natural surroundings.





# 29 +/- TILLABLE ACRES



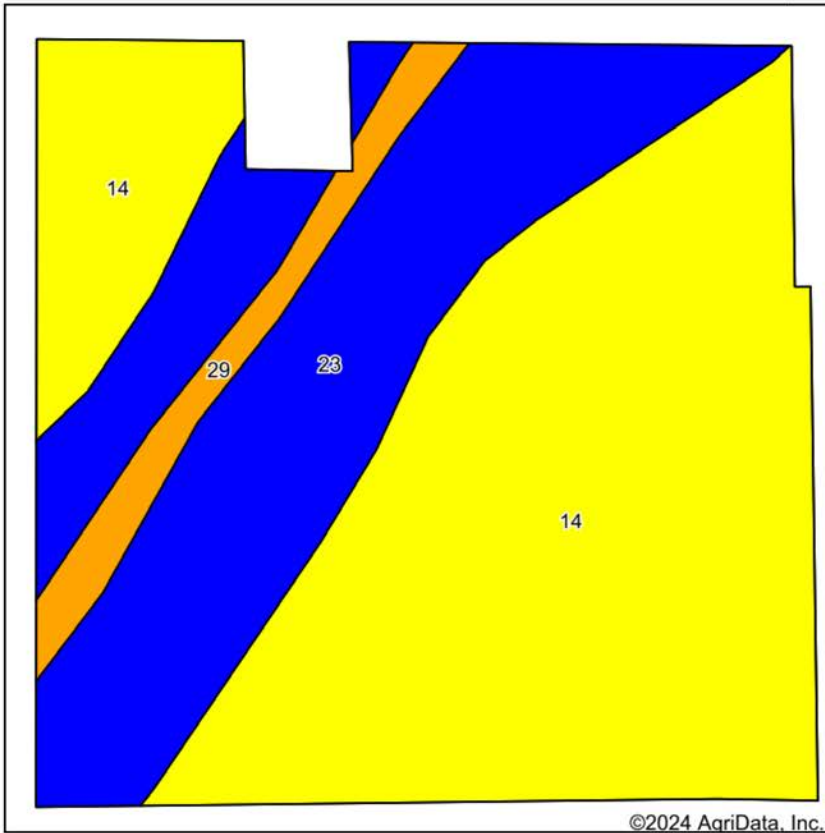


# AERIAL MAP

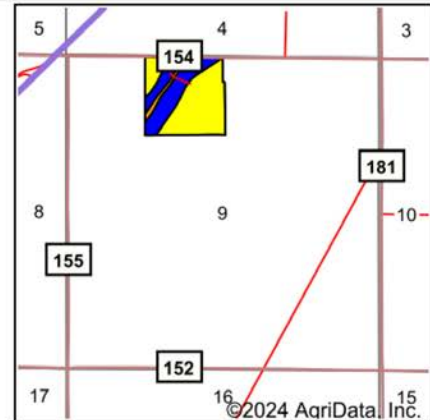




# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Clay**  
 Location: **9-21N-5E**  
 Township: **Cleveland**  
 Acres: **39.26**  
 Date: **7/10/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: AR021, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton	
14	Bonn-Foley complex	24.33	62.0%		IVs	52	37	36	52	
23	Dexter silt loam, gently undulating	13.03	33.2%		Ile	83	74	58	83	
29	Jackport silty clay, 0 to 1 percent slopes	1.90	4.8%		IIIw	55	51	51	39	
<b>Weighted Average</b>						<b>3.29</b>	<b>*n 62.4</b>	<b>*n 50</b>	<b>*n 44</b>	<b>*n 61.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# CROP HISTORY

## 4 Year Crop History



Owner/Operator:  Date: 7/10/2024

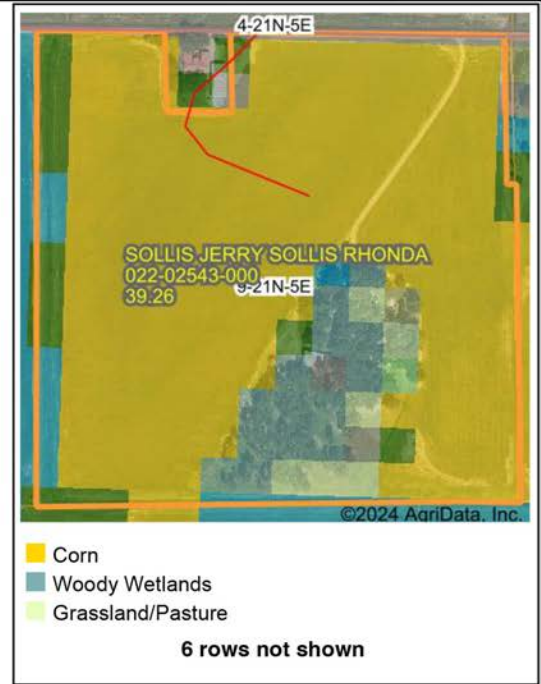
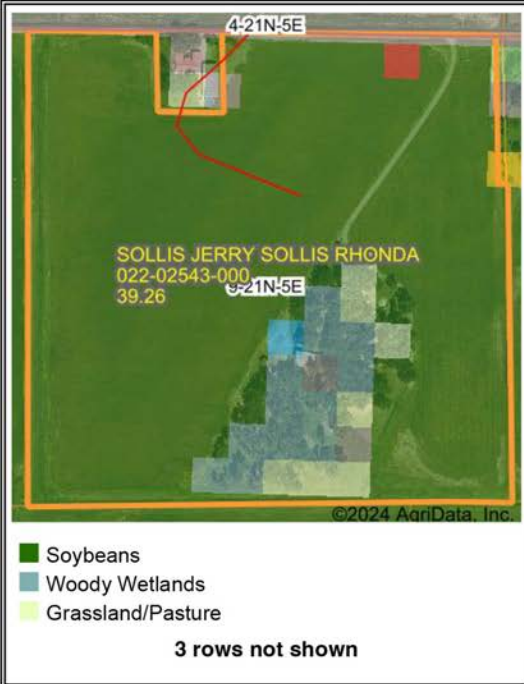
Address:  Farm Name:

Address:  Field ID:

Phone:  Acct. #:

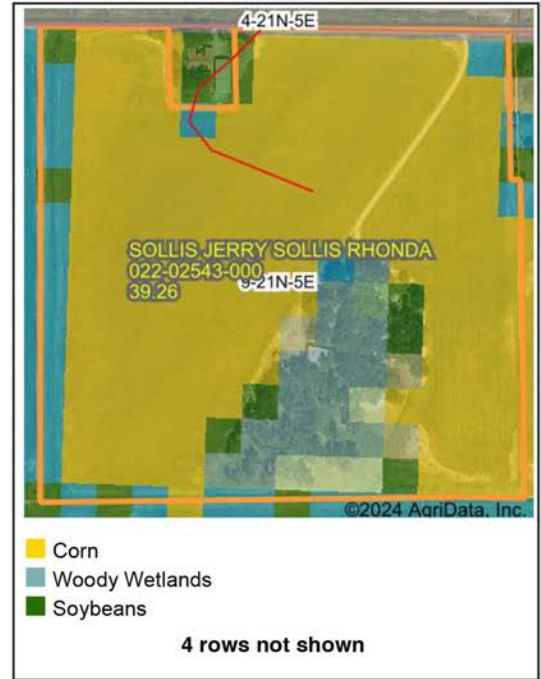
Crop Year: 2023

Crop Year: 2022



Crop Year: 2021

Crop Year: 2020



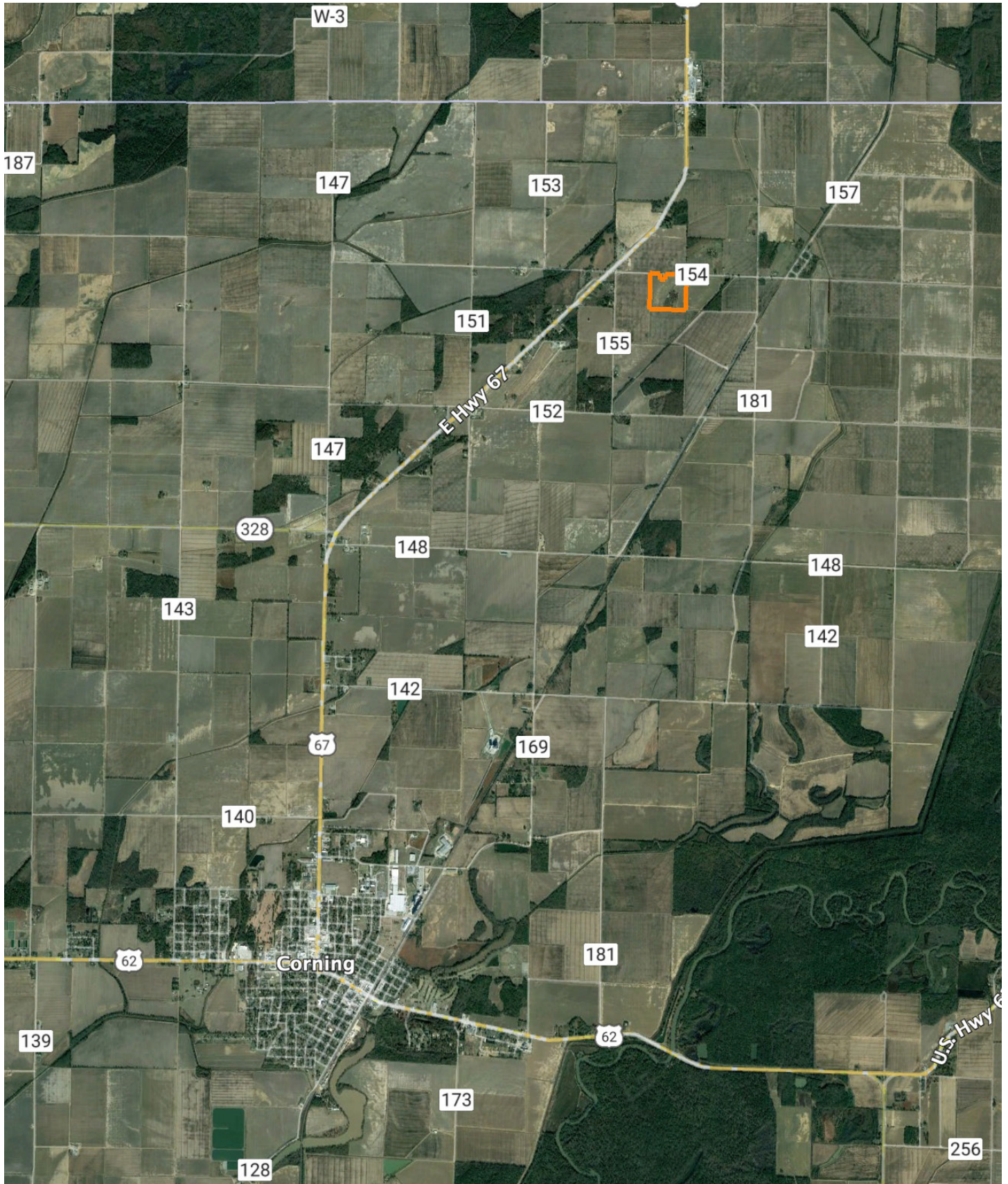
Boundary Center: 36° 28' 45.51, -90° 32' 32.11  
 State: AR County: Clay  
 Legal: 9-21N-5E Twnshp: Cleveland  
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



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# OVERVIEW MAP





# AGENT CONTACT

Zach Luster has an extreme passion for the outdoors. He grew up hunting and fishing with his dad and was hooked at a young age. Born and raised in Jonesboro, Arkansas, Zach attended Jonesboro High School and graduated from Arkansas State University with a Bachelor of Science in Agriculture with an emphasis in Farm Management and minor in Plant Science. After school, he farmed and became a farm manager for a large-scale row crop operation, while also duck guiding in Casscoe and Egypt, AR. These experiences and knowledge of the soils led Zach to develop a strong desire for, and dedication to, land and agriculture.

At Midwest Land Group, he's able to fuel these passions, working in the outdoors with people who also love the outdoors. From chasing turkeys in the hills and guiding duck hunts in the river bottoms to farming for nearly a decade, Zach has spent his whole life dedicated to the land. He knows that there are abundant possibilities with each and every piece of property and what all it encompasses. Clients benefit from his loyalty, large network, and eagerness to succeed. Zach is married to his wife, Kailey, and together, they have a son, Holt. He is a member of the National Wild Turkey Federation and Delta Waterfowl, and serves as a Youth Director at Milligan Ridge Baptist Church. Other than hunting and fishing, Zach enjoys spending time with his family, attending church events and playing golf. Give Zach a call today to experience the Midwest Land Group difference.



**ZACH LUSTER**, LAND AGENT  
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**MidwestLandGroup.com**

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