

MIDWEST LAND GROUP PRESENTS

140 ACRES IN

CRAIGHEAD COUNTY ARKANSAS



2723 COUNTY ROAD 324, JONESBORO, ARKANSAS, 72401

MIDWEST LAND GROUP IS HONORED TO PRESENT

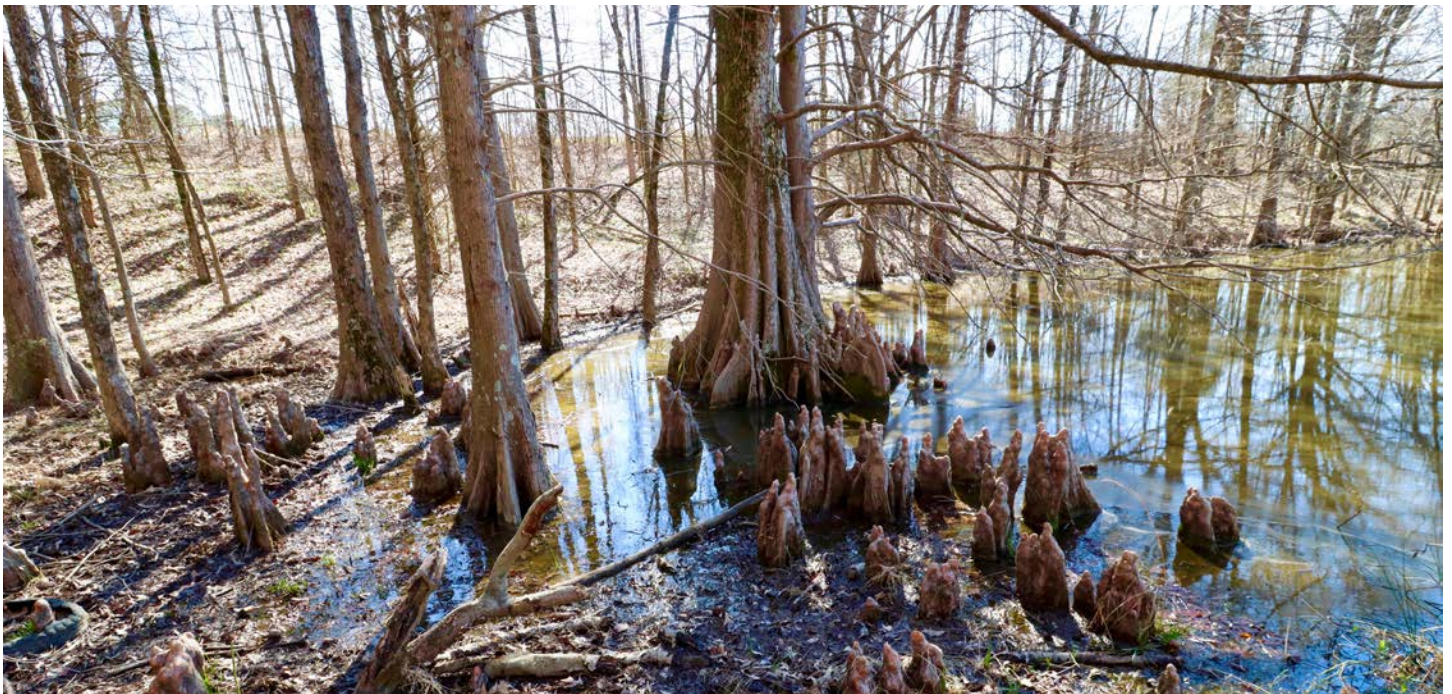
EXCELLENT CROWLEY'S RIDGE FARM JUST OUTSIDE JONESBORO

Nestled just 6 miles northwest of downtown Jonesboro and 2.5 miles east of Bono, Arkansas, this exceptional 140 +/- acre property on Crowley's Ridge offers a rare opportunity to own a piece of prime land in a desirable location. With paved road frontage along County Road 324 (Harlan Hurd Road) and potential access off Hasbrook Road, the property provides convenient access while maintaining a sense of seclusion. Utilities are readily available, including access to power, fiber, and CWL water, making it an ideal site for development or creating your own private retreat.

This expansive land boasts a variety of incredible build sites, each offering scenic views and a perfect setting to build your dream home. A 2-acre pond enhances the property's beauty and provides a perfect spot for fishing or simply enjoying nature. The land is loaded with

wildlife, offering outstanding deer and turkey hunting opportunities. Towering oak trees grace the landscape, adding charm and character to the already picturesque surroundings. Several areas are food plot ready with locations for stands around every corner.

For those interested in agriculture or outdoor recreation, this property offers ample space for grazing cattle, horses, or hay production. The fertile pastures and diverse terrain make it an ideal location for farming or equestrian activities. Whether you're an avid hunter, a nature enthusiast, or looking to establish a homestead, this property provides endless possibilities. With its unique combination of natural beauty, excellent location, and versatile use, this land is a must-see for anyone seeking a peaceful, yet accessible, rural haven.



PROPERTY FEATURES

PRICE: **\$1,373,287** | COUNTY: **CRAIGHEAD** | STATE: **ARKANSAS** | ACRES: **140**

- 140.85 surveyed acres
- Paved road frontage on County Road 324 (Harlan Hurd Road)
- Potential access off of Hasbrook Road
- Access to power and fiber
- Access to CWL water
- Numerous incredible build sites
- 2-acre pond
- Excellent deer and turkey hunting
- Pasture for running cattle, horses, or bailing hay
- Established food plots
- Massive oak trees
- 6 miles northwest of downtown Jonesboro
- 2.5 miles east of Bono



NUMEROUS INCREDIBLE BUILD SITES

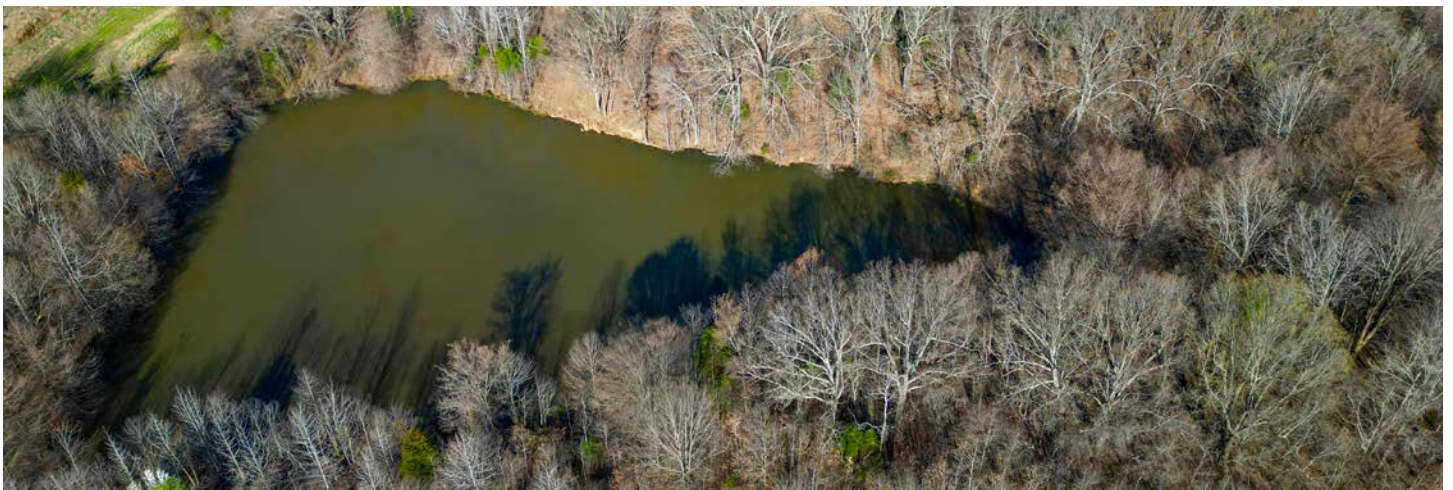
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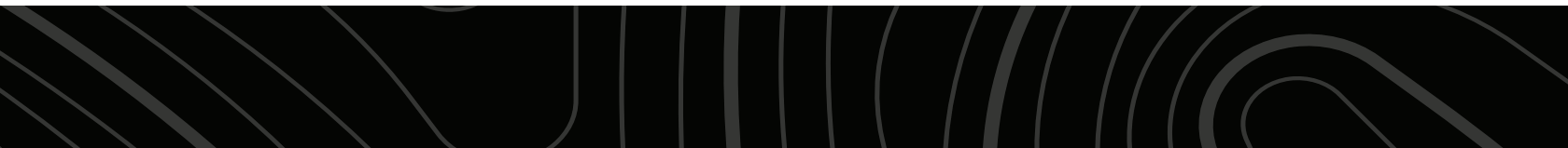
PAVED ROAD FRONTAGE



2-ACRE POND



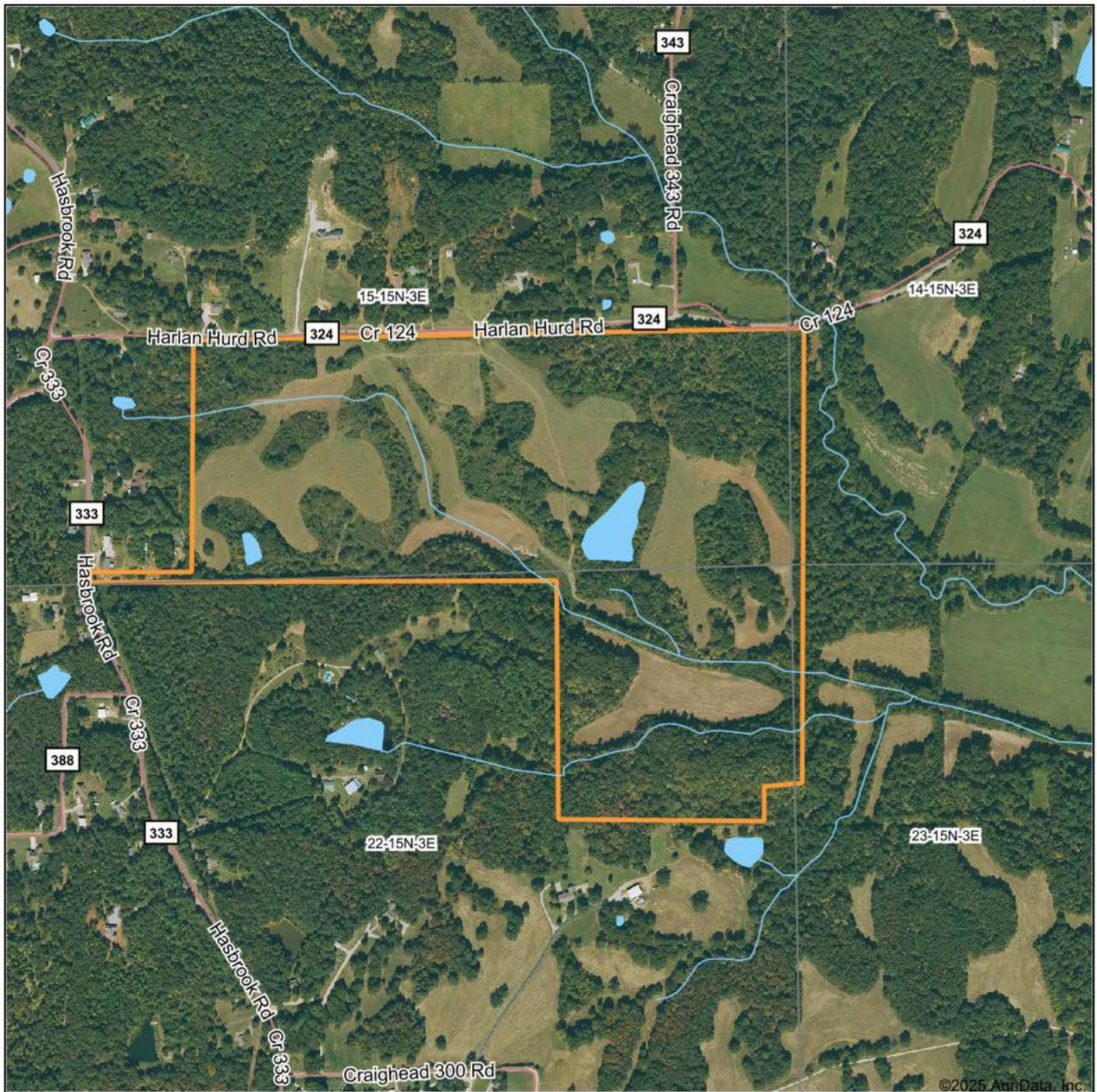
EXCELLENT HUNTING



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 55' 23.7, -90° 45' 10.87

0ft 836ft 1671ft



Maps Provided By:



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22-15N-3E
Craighead County
Arkansas



3/13/2025

TOPOGRAPHY MAP



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CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 337.5

Max: 432.1

Range: 94.6

Average: 381.3

Standard Deviation: 21.16 ft

0ft 626ft 1252ft

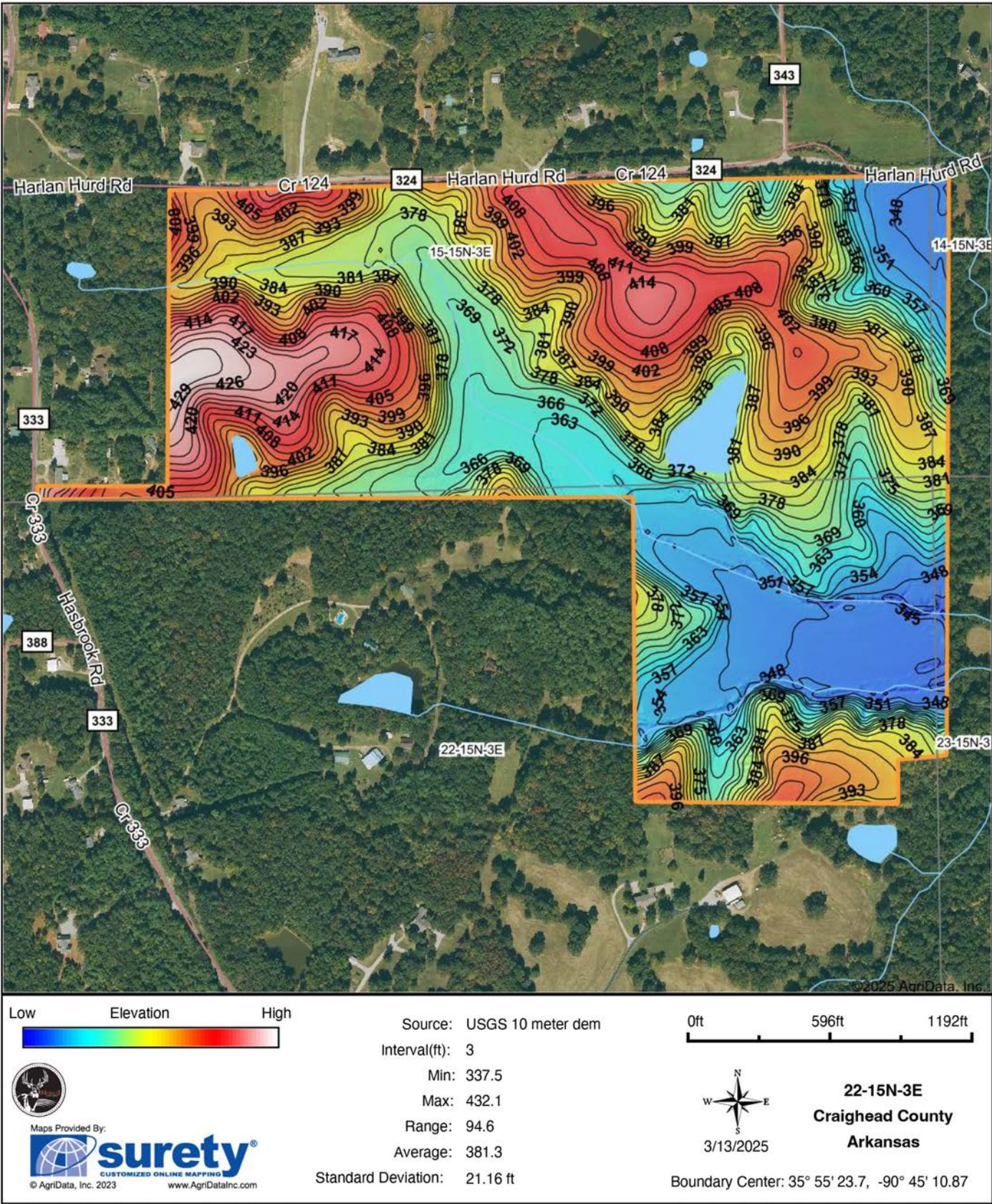


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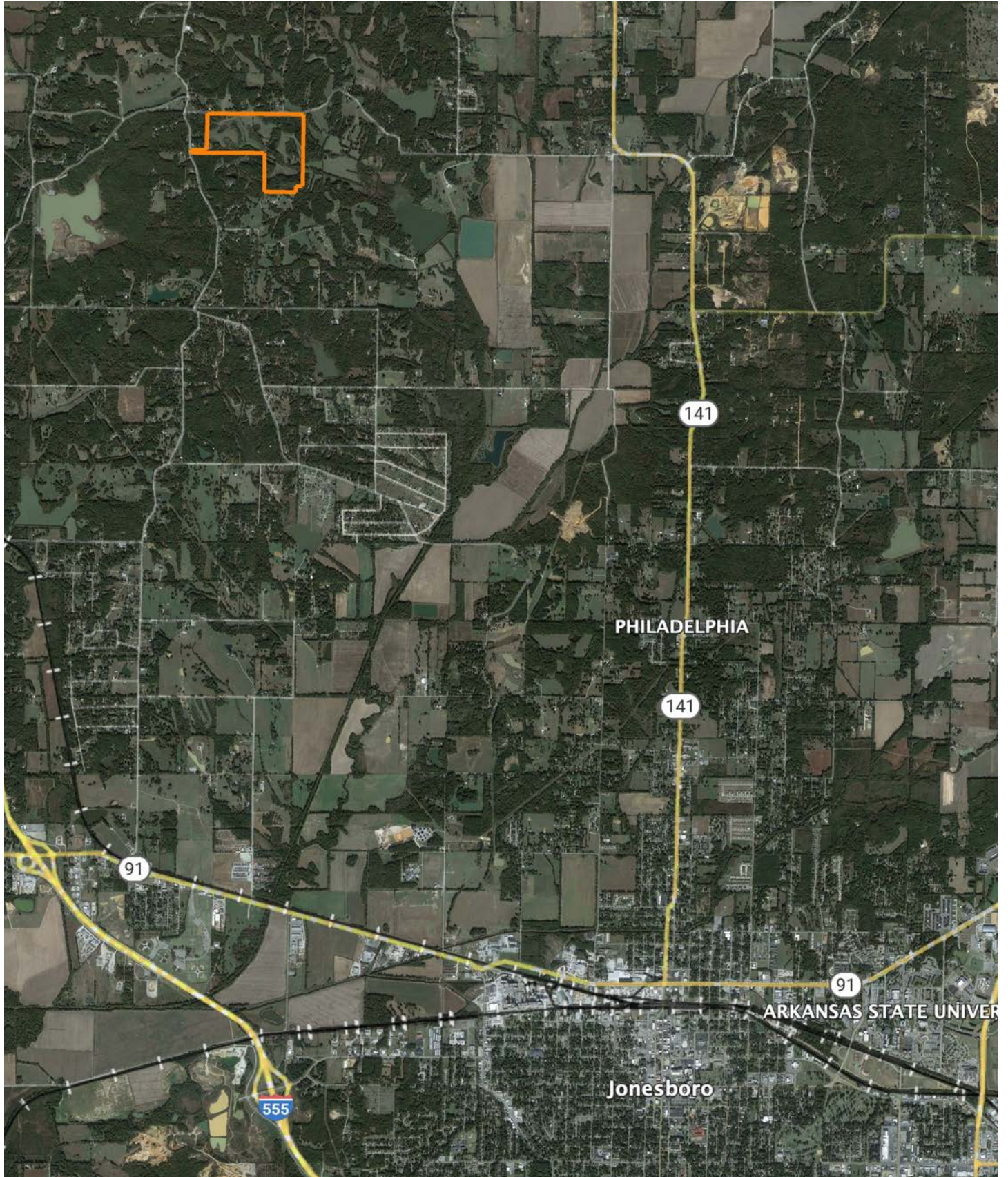
22-15N-3E
Craighead County
Arkansas

Boundary Center: 35° 55' 23.7, -90° 45' 10.87

HILLSHADE MAP



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.



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