

MIDWEST LAND GROUP PRESENTS

100 ACRES IN

# CLAY COUNTY ARKANSAS



9 COUNTY ROAD 422, RECTOR, AR, 72461

MIDWEST LAND GROUP IS HONORED TO PRESENT

# TURN-KEY WILDLIFE SANCTUARY ON CROWLEYS RIDGE

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Nestled just north of Rector, Arkansas lies a turn-key recreational paradise spanning approximately 100 +/- acres—expertly crafted for anyone who loves the outdoors. This one-of-a-kind property has been meticulously maintained and managed under a Don Higgins Management Plan, with every acre thoughtfully designed to enhance habitat, attract wildlife, and offer exceptional outdoor experiences year-round.

The land features a diverse and strategic mix of habitat types, including 12 +/- acres planted in soybeans, 8 +/- acres in lush clover, and 17 +/- acres of switchgrass bedding areas—all providing high-quality food and cover for trophy whitetails and wild turkeys. There's even a designated 20 +/- acre sanctuary that is completely hands-off, keeping the pressure low, bucks comfortable, and optimizing hunter success. Two premium Redneck blinds are already in place, just climb in and hunt. It is loaded with wildlife and has been consistently producing mature whitetails and springtime gobblers.

Water features are equally impressive on this tract! A live creek dissects the heart of the property providing year-

round water, seamless access to and from stands, and acting as a wildlife highway funneling the deer through food and bedding. A stunning 4.5 +/- acre stocked lake provides fantastic fishing and would also be a great backdrop to a cabin or home from one of the many build sites on the farm. Whether you're watching deer slip through the bedding grass at dawn or wetting a line in the lake at sunset, this land offers unforgettable moments at every turn.

Utilities include electricity and a well already on-site, with rural water available on the road, making future development simple and convenient. There are several great spots to build a home or cabin, each with awesome views and total privacy. Whether you're thinking of a weekend getaway or forever home, it's ready when you are.

Less than an hour from Jonesboro, it's rare to find a place like this that's so dialed in and ready to go. If you're looking for a recreational property where all the hard work's already done—this is it. Opportunities like this don't come often—step into your dream today.





# PROPERTY FEATURES

PRICE: **\$425,000** | COUNTY: **CLAY** | STATE: **ARKANSAS** | ACRES: **100**

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- 100 +/- acres
- Don Higgins Management Plan
- 12 +/- acres soybeans
- 8 +/- acres clover
- 17 +/- acres switchgrass bedding
- 20 +/- acres sanctuary
- Two Redneck blinds
- 2 ponds
- 4.5 +/- acre stocked lake
- Live creek
- Electricity on site
- Well on site
- Rural water available
- Extensively managed for wildlife
- Turn-key recreational paradise
- Mature whitetails
- Piles of turkeys
- Multiple gorgeous build sites
- Less than 1 hour from Jonesboro





# HUNTING OPPORTUNITIES

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Two premium Redneck blinds are already in place, just climb in and hunt. It is loaded with wildlife and has been consistently producing mature whitetails and springtime gobblers.





# TRAIL CAM PHOTOS

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## 4.5 +/- ACRE STOCKED LAKE

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## 12 +/- ACRES OF SOYBEAN

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# 17 +/- ACRES SWITCHGRASS

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17 +/- acres of switchgrass bedding areas—all providing high-quality food and cover for trophy whitetails and wild turkeys. There's even a designated 20 +/- acre sanctuary that is completely hands-off, keeping the pressure low, bucks comfortable, and optimizing hunter success.





# POTENTIAL BUILD SITE

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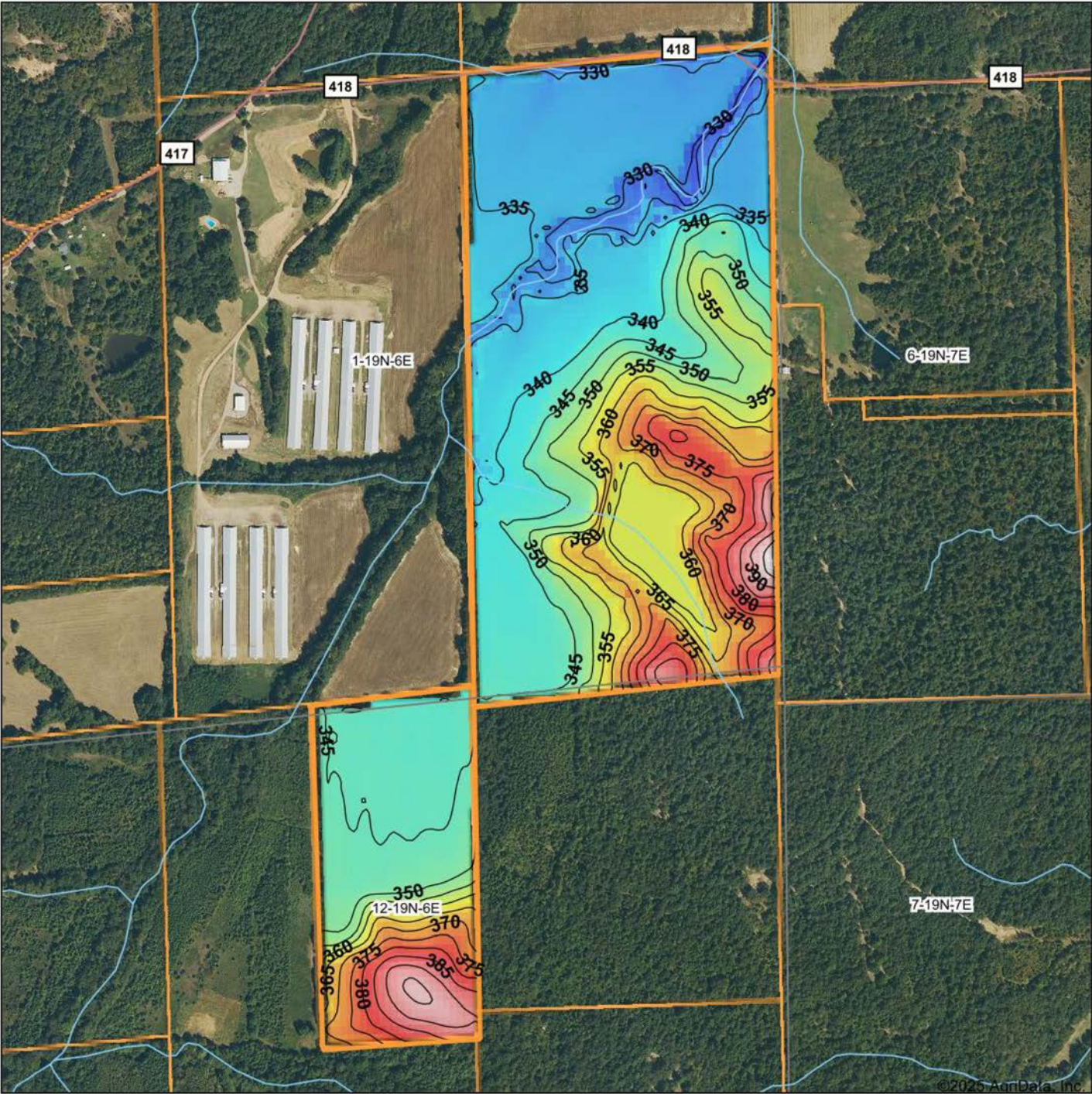
# AERIAL MAP

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# HILLSHADE MAP



Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 5

Min: 319.1

Max: 404.1

Range: 85.0

Average: 350.0

Standard Deviation: 16.77 ft

0ft 663ft 1326ft



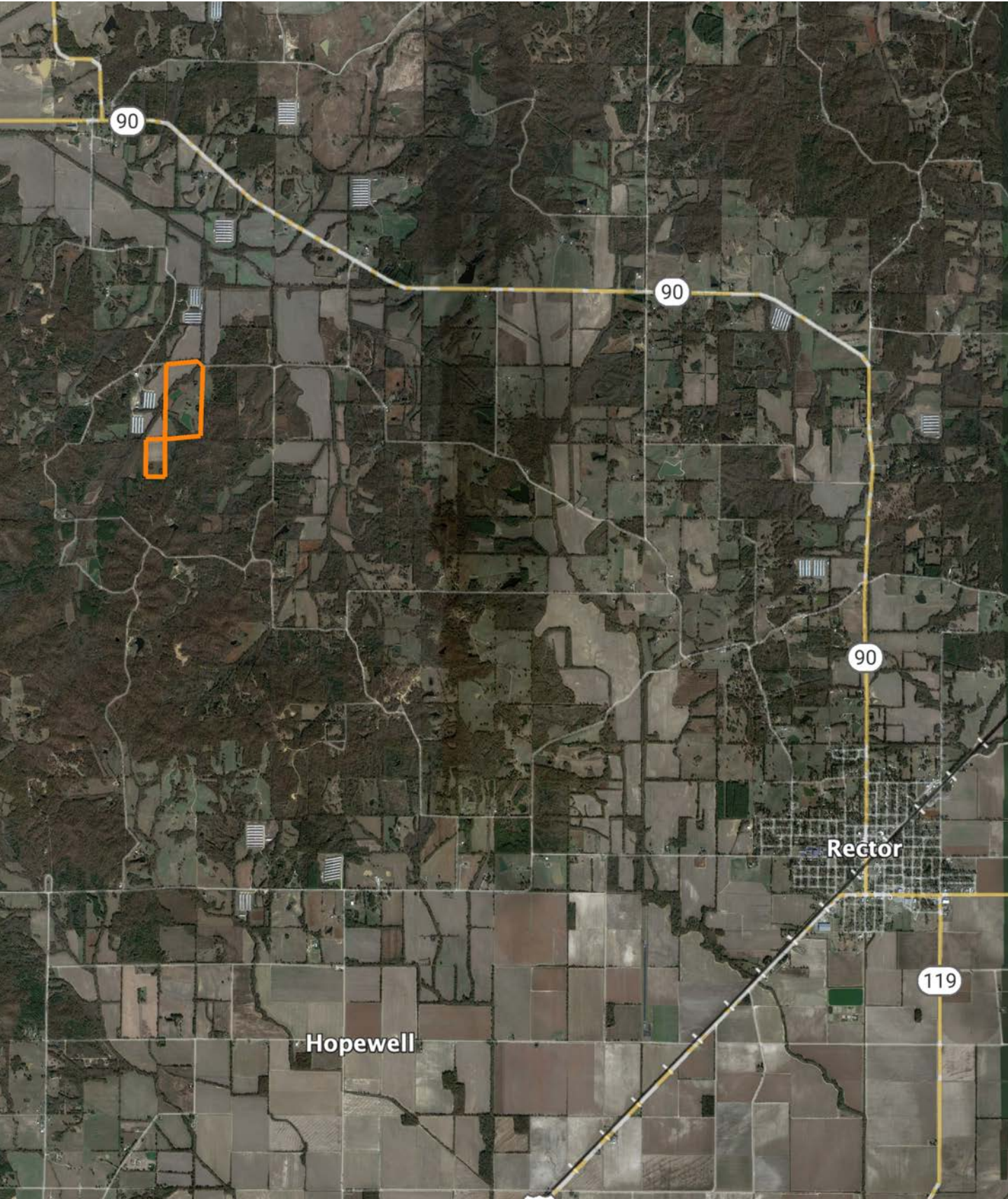
4/15/2025

**1-19N-6E**  
**Clay County**  
**Arkansas**

Boundary Center: 36° 18' 17.79, -90° 22' 33.5



# OVERVIEW MAP





# AGENT CONTACT

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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 three sons, Holt, Wiley, and Silas. 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  
**870.729.1139**

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## MidwestLandGroup.com

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