

MIDWEST LAND GROUP PRESENTS

150 ACRES IN

CLAY COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER 150 +/- ACRE HUNTING PARADISE ON CROWLEY'S RIDGE

Nestled on Crowley's Ridge in Clay County, Arkansas, this exceptional 150 +/- acre property offers a rare opportunity for avid hunters and land enthusiasts. Located just 6 miles northwest of Rector and 27 miles north of Paragould, this property is in an area renowned for producing big deer. With an incredible management history, it has been carefully developed to provide the ideal habitat for mature whitetails and turkey, making it a prime destination for trophy hunting. The land features meticulously maintained

clover and soybean food plots, ensuring a consistent food source to attract and sustain wildlife. Multiple ponds further enhance the property's appeal, offering essential water sources and adding to the scenic beauty of the land. A gated entrance provides security and exclusivity, allowing for a private and well-managed experience. Whether you're seeking a premier hunting retreat or a long-term investment in high-quality land, this property stands out as a truly exceptional offering in Northeast Arkansas.



PROPERTY FEATURES

PRICE: **\$499,000** | COUNTY: **CLAY** | STATE: **ARKANSAS** | ACRES: **150**

- Incredible management history
- Clover food plots
- Soybean food plots
- Multiple quality ponds
- Loaded with mature deer
- Good turkey hunting
- Gated entrance
- Located on Crowley's Ridge in an area known for big deer
- 6 miles northwest of Rector, AR
- 27 miles north of Paragould, AR



INCREDIBLE MANAGEMENT HISTORY

The land features meticulously maintained clover and soybean food plots, ensuring a consistent food source to attract and sustain wildlife.



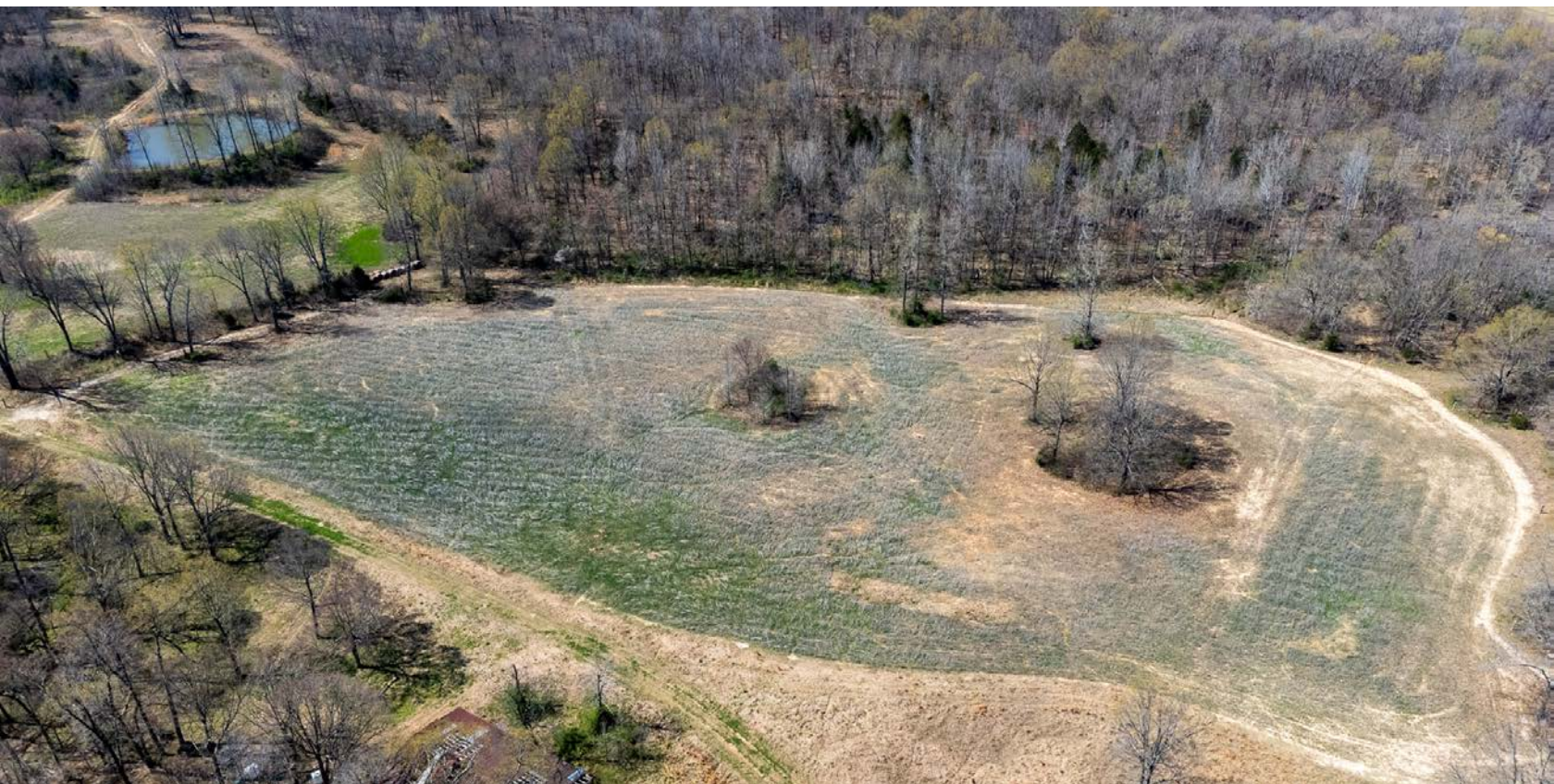
CLOVER FOOD PLOTS



MULTIPLE QUALITY PONDS



SOYBEAN FOOD PLOTS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 17' 49.23, -90° 20' 50.37

0ft 837ft 1673ft



Maps Provided By:



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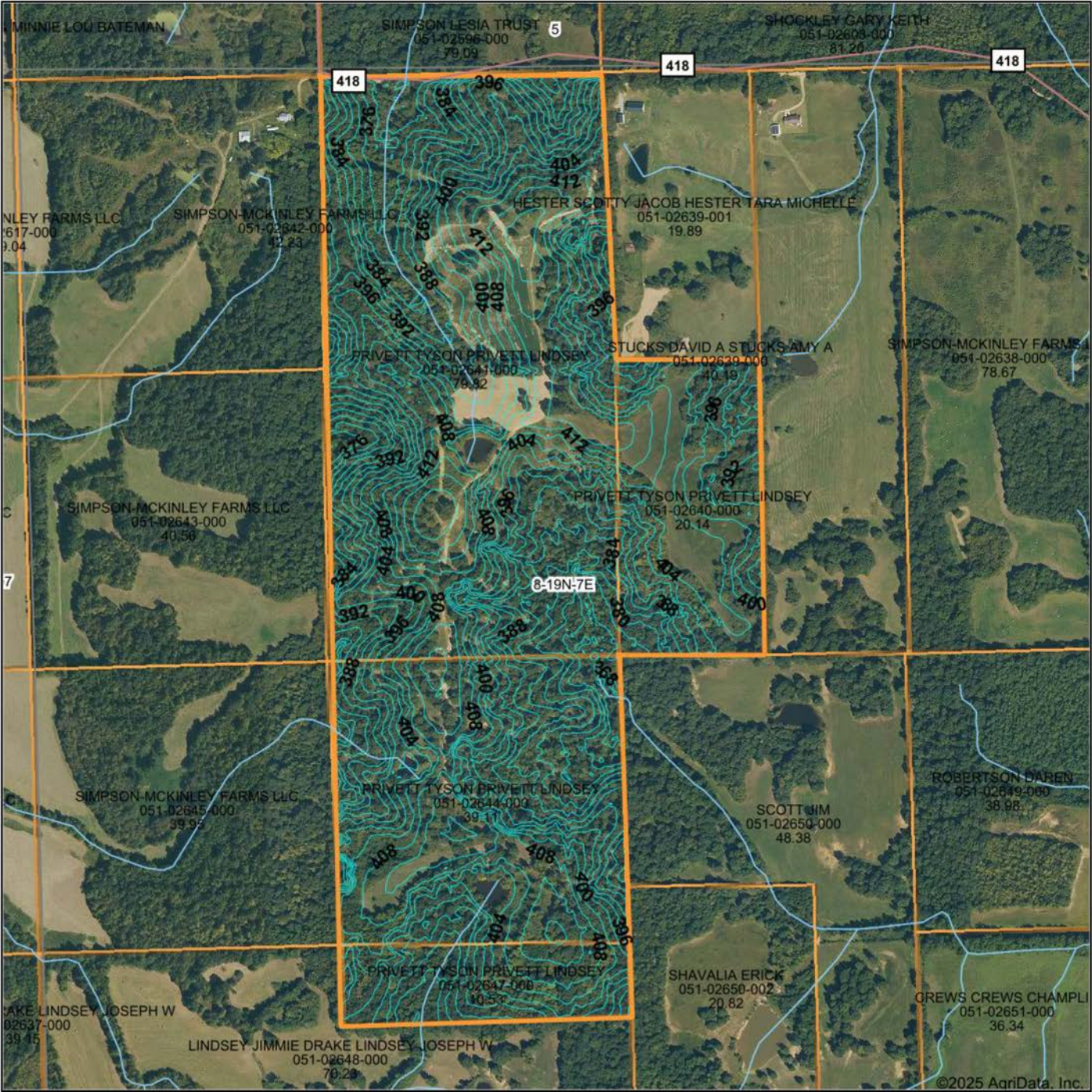
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8-19N-7E
Clay County
Arkansas



4/1/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 362.2

Max: 427.6

Range: 65.4

Average: 397.4

Standard Deviation: 12.53 ft

0ft 704ft 1407ft

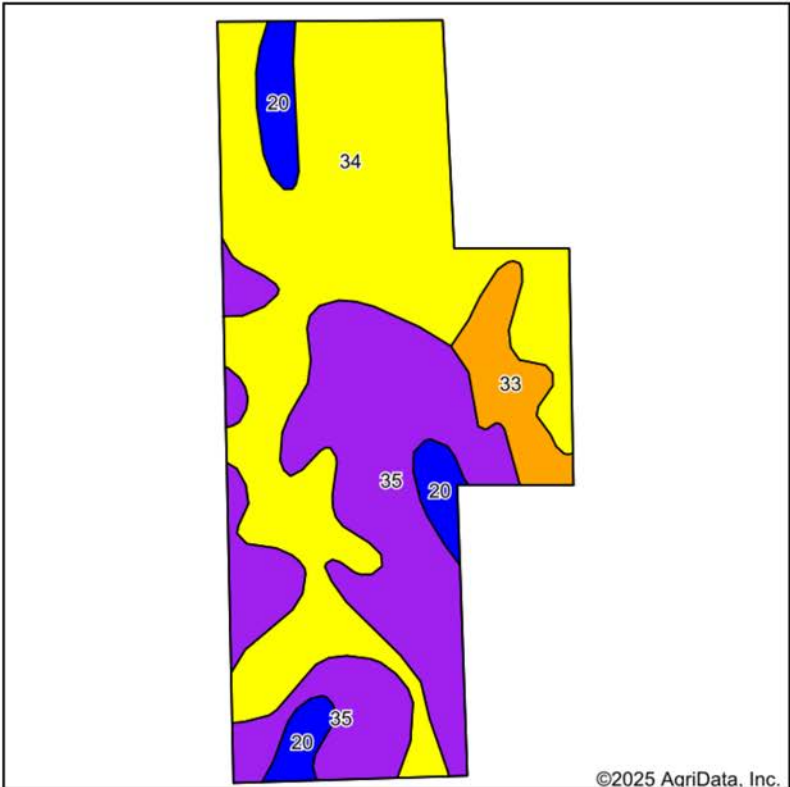


4/1/2025

8-19N-7E
Clay County
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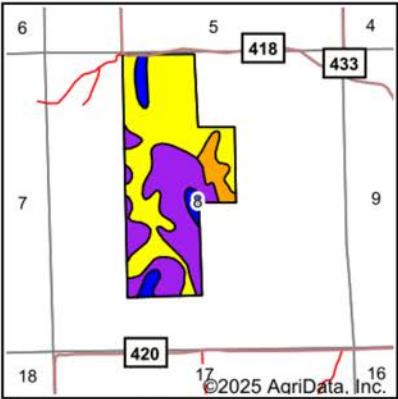
Boundary Center: 36° 17' 49.23, -90° 20' 50.37

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Arkansas**
County: **Clay**
Location: **8-19N-7E**
Township: **Johnson**
Acres: **148.03**
Date: **4/1/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: AR021, Soil Area Version: 23

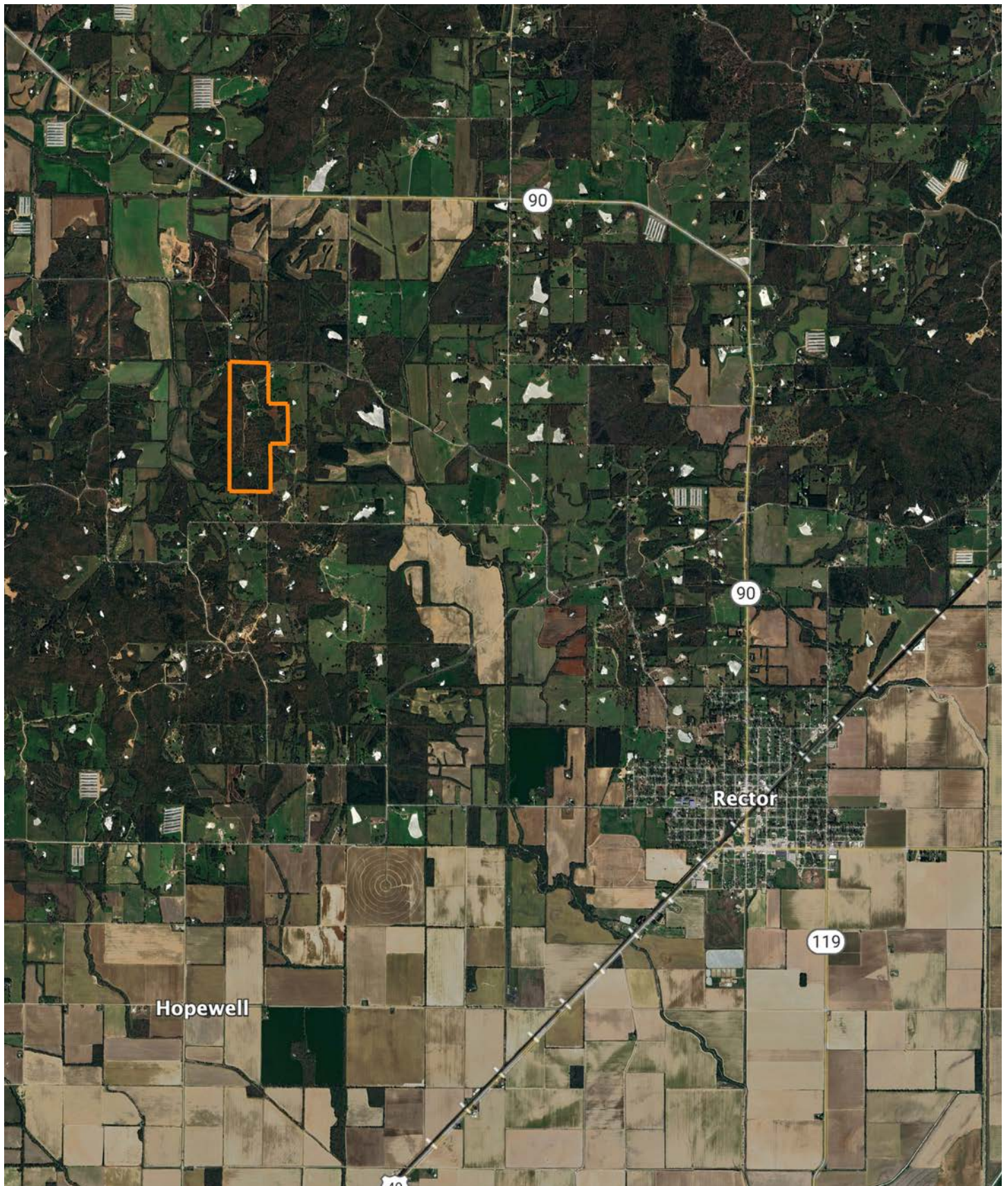
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
34	Loring silt loam, 8 to 12 percent slopes, eroded, west, upland phase	76.38	51.6%		IVe	51	49	28	51
35	Memphis association, moderately steep	53.43	36.1%		Vle	77	66	53	77
20	Collins silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	9.44	6.4%		IIw	69	59	48	69
33	Loring silt loam, 3 to 8 percent slopes, west, upland phase	8.78	5.9%		IIIe	65	57	42	65
Weighted Average					4.54	*n 62.4	*n 56.2	*n 39.1	*n 62.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

At the heart of Arkansas' vibrant land sales market is Tanner K Hoke, a land agent with Midwest Land Group who brings a fresh perspective and a deep-rooted passion for the land to every transaction. Tanner's journey from the fields of Jonesboro, where he was born, to his current home in Paragould, where he lives with his wife Jessie and their children, Hallie and Hudson, is a testament to his commitment to the Arkansas community and its land. His upbringing in a region known for its rich agricultural heritage, has equipped him with a unique blend of skills and insights invaluable to both buyers and sellers in the land market.

Tanner's approach to land sales is deeply influenced by his personal passions and professional experiences. With over a decade of involvement in row crop farming and a lifetime spent hunting across the country, Tanner has cultivated an extensive knowledge of land value, wildlife management, and agricultural practices. His hobbies, which include everything from snow skiing to land improvement, not only enrich his life but also enhance his ability to connect with clients over shared interests, making him a relatable and trusted advisor in their land transactions.

What distinguishes Tanner in the competitive field of real estate is his philosophy that every sale is an opportunity to forge lasting relationships, not just complete a business transaction. His personable nature and extensive network are invaluable assets in bringing together buyers and sellers, creating matches that fulfill dreams and respect the intrinsic value of the land. For those seeking to navigate the complexities of buying or selling property in Arkansas, Tanner Hoke offers not just his services, but a partnership grounded in respect, passion, and a shared love for the great outdoors.



TANNER HOKE,
LAND AGENT

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