

MIDWEST LAND GROUP PRESENTS

365 ACRES IN

RANDOLPH COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY PRODUCTIVE TILLABLE FARM IN REYNO, ARKANSAS

Located just north of Reyno, this 365 +/- acre farm offers the ideal mix of highly productive cropland, timber, and river frontage. The property features 279.25 FSA tillable acres and 85 acres of timber, giving you plenty of room for both farming and outdoor recreation. With Highway 328 frontage on the south side and county road access along the east, getting in and out with equipment is easy and convenient.

The farm is precision leveled and irrigated by five wells, two of which are electric, providing consistent water and efficient field management. It has a strong history of rice

and soybean production, and the excellent drainage, paired with wide turn rows, makes it easy to work from one end to the other. Everything here is set up for smooth, productive operations from day one.

Along the northwest boundary, you'll find a half-mile of beautiful Current River frontage, adding great scenery and recreation potential to an already strong farming operation. Whether you're expanding your row crop acres, looking for an investment property, or just want a high-quality Arkansas farm with income and lifestyle appeal, this one checks all the boxes.



PROPERTY FEATURES

PRICE: **\$2,172,500** | COUNTY: **RANDOLPH** | STATE: **ARKANSAS** | ACRES: **365**

- 365 +/- total acres
- 279.25 FSA tillable acres
- 85 acres of timber
- Precision leveled
- Irrigated via 5 wells, 2 of which are electric
- South boundary has HWY 328 frontage
- East boundary has CR frontage
- History of Rice and Soy Bean production
- 1/2 mile of Current River frontage along NW boundary
- Good turn rows for easy access to whole farm
- Excellent drainage
- Located just north of Reyno



279.25 FSA TILLABLE ACRES



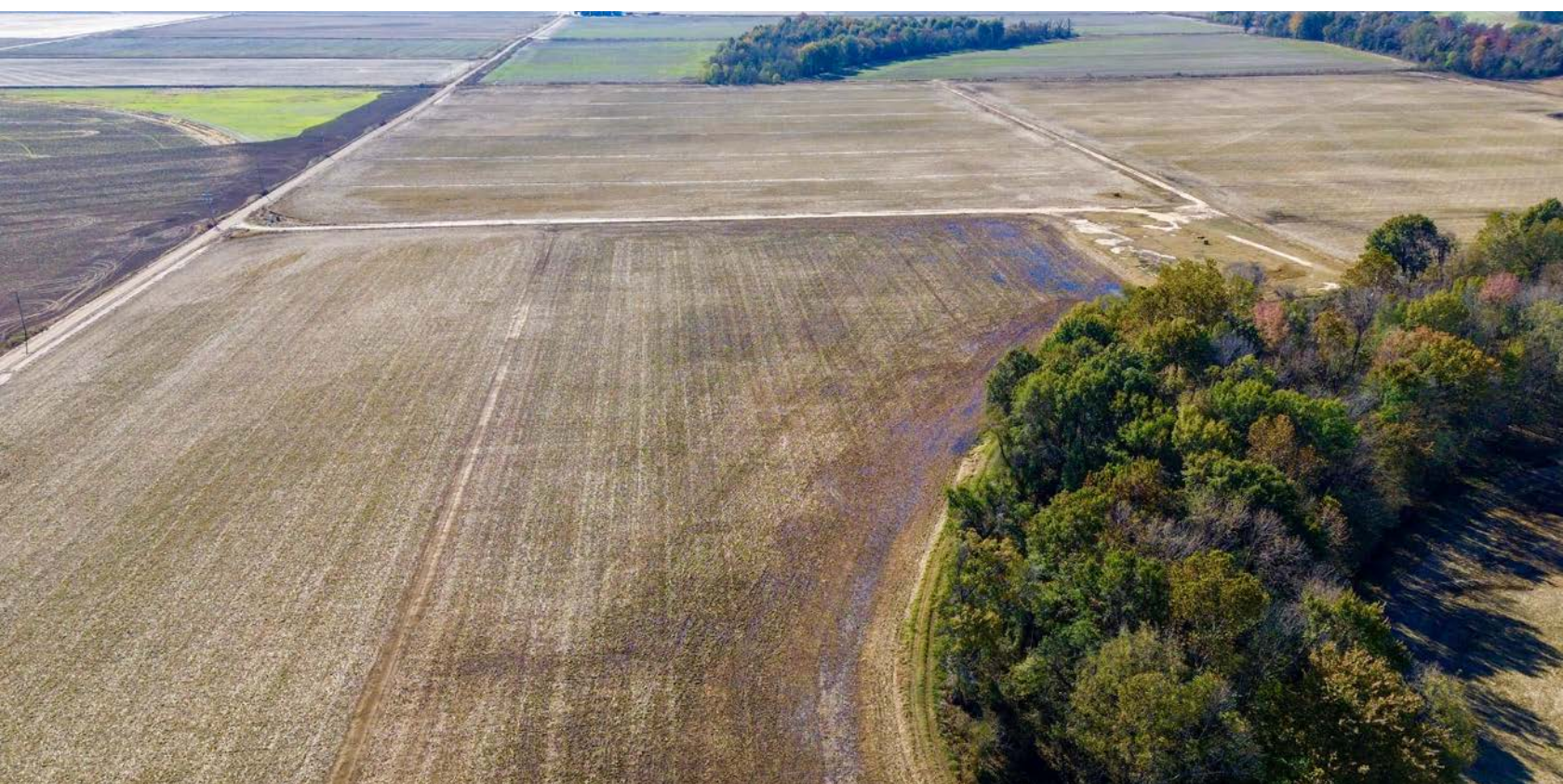
GREAT ACCESS



PRECISION LEVELED



85 ACRES OF TIMBER



IRRIGATED BY 5 WELLS

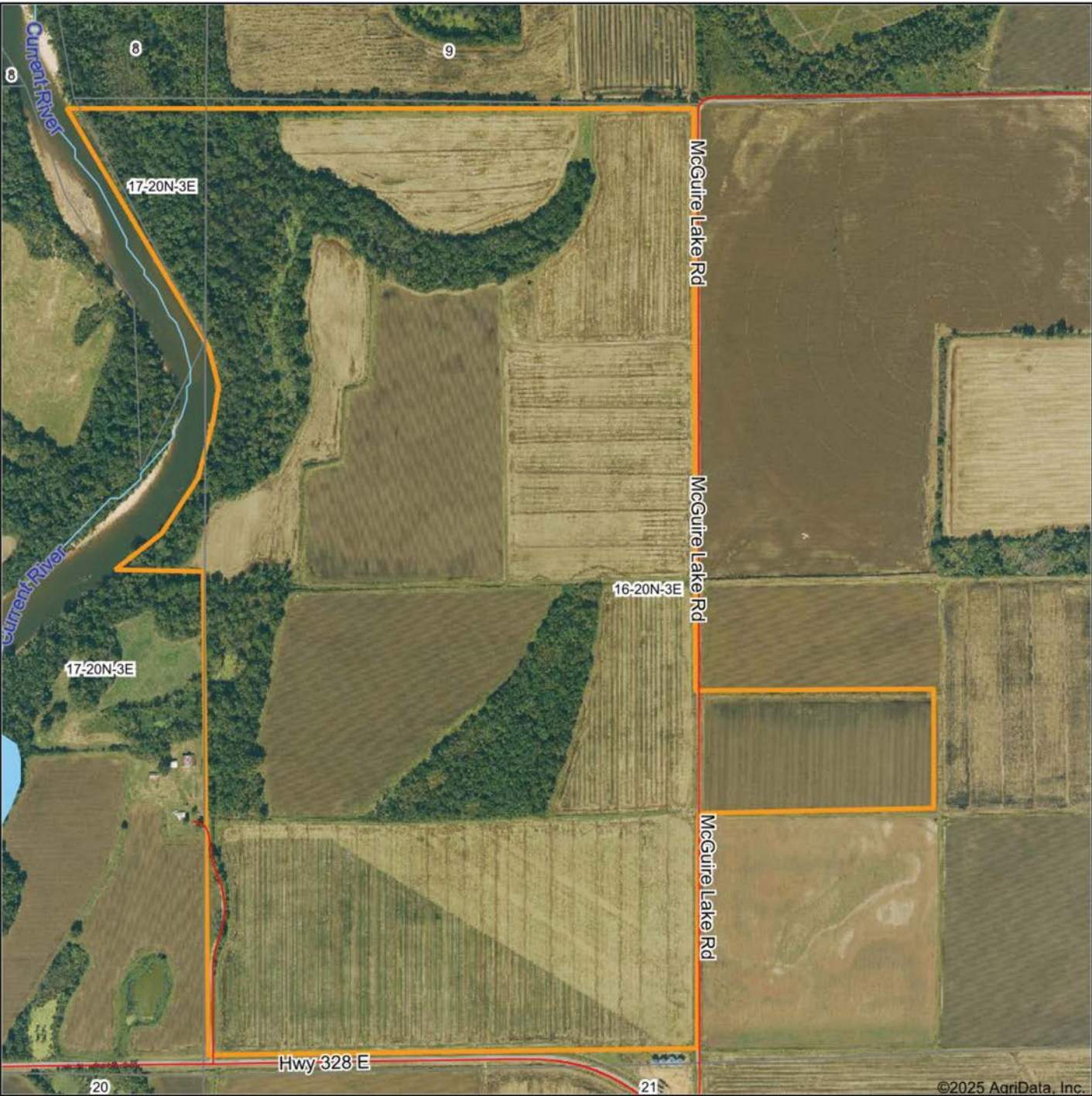
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ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 22' 31.72, -90° 45' 44.01

0ft 866ft 1731ft



Maps Provided By:



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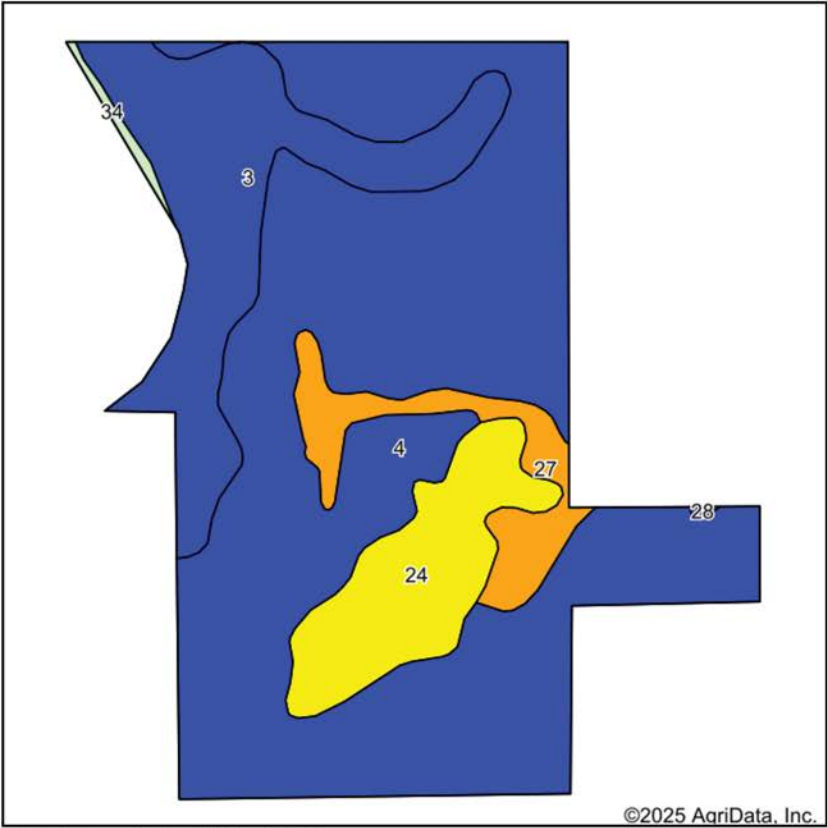
www.AgriDataInc.com

16-20N-3E
Randolph County
Arkansas

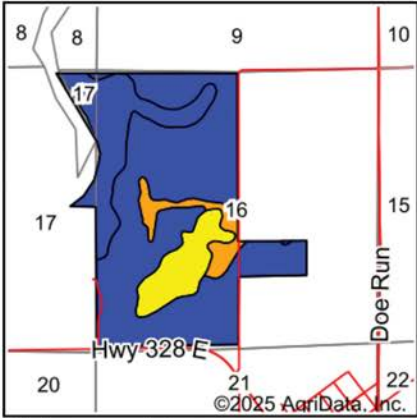


11/12/2025

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Randolph**
Location: **16-20N-3E**
Township: **Reyno**
Acres: **361.17**
Date: **11/12/2025**



Maps Provided By:



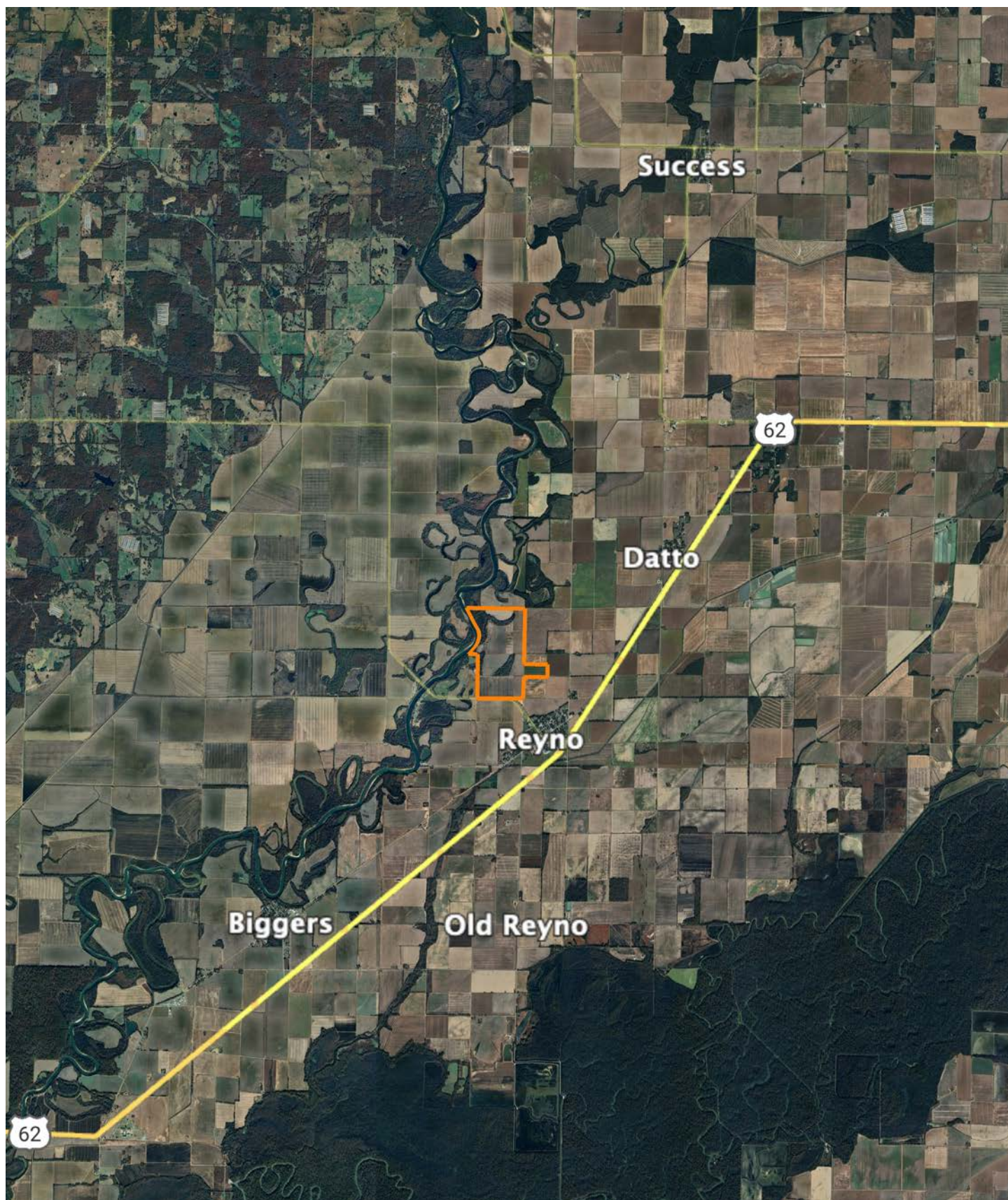
Area Symbol: AR121, Soil Area Version: 24									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
4	Bosket fine sandy loam, 0 to 3 percent slopes	235.50	65.1%		Ile	68	64	42	67
3	Ashton silt loam, 0 to 1 percent slopes, occasionally flooded	65.70	18.2%		Ilw	90	89	82	82
24	Kobel silty clay loam	36.74	10.2%		IVw	50	43	43	50
27	McCrary fine sandy loam, 0 to 1 percent slopes	21.13	5.9%		IIIw	65	64	52	53
34	Water	1.85	0.5%						
28	Patterson fine sandy loam, 0 to 1 percent slopes	0.25	0.1%		Ilw	59	54	36	59
Weighted Average					*-	*n 69.6	*n 66.1	*n 49.7	*n 66.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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