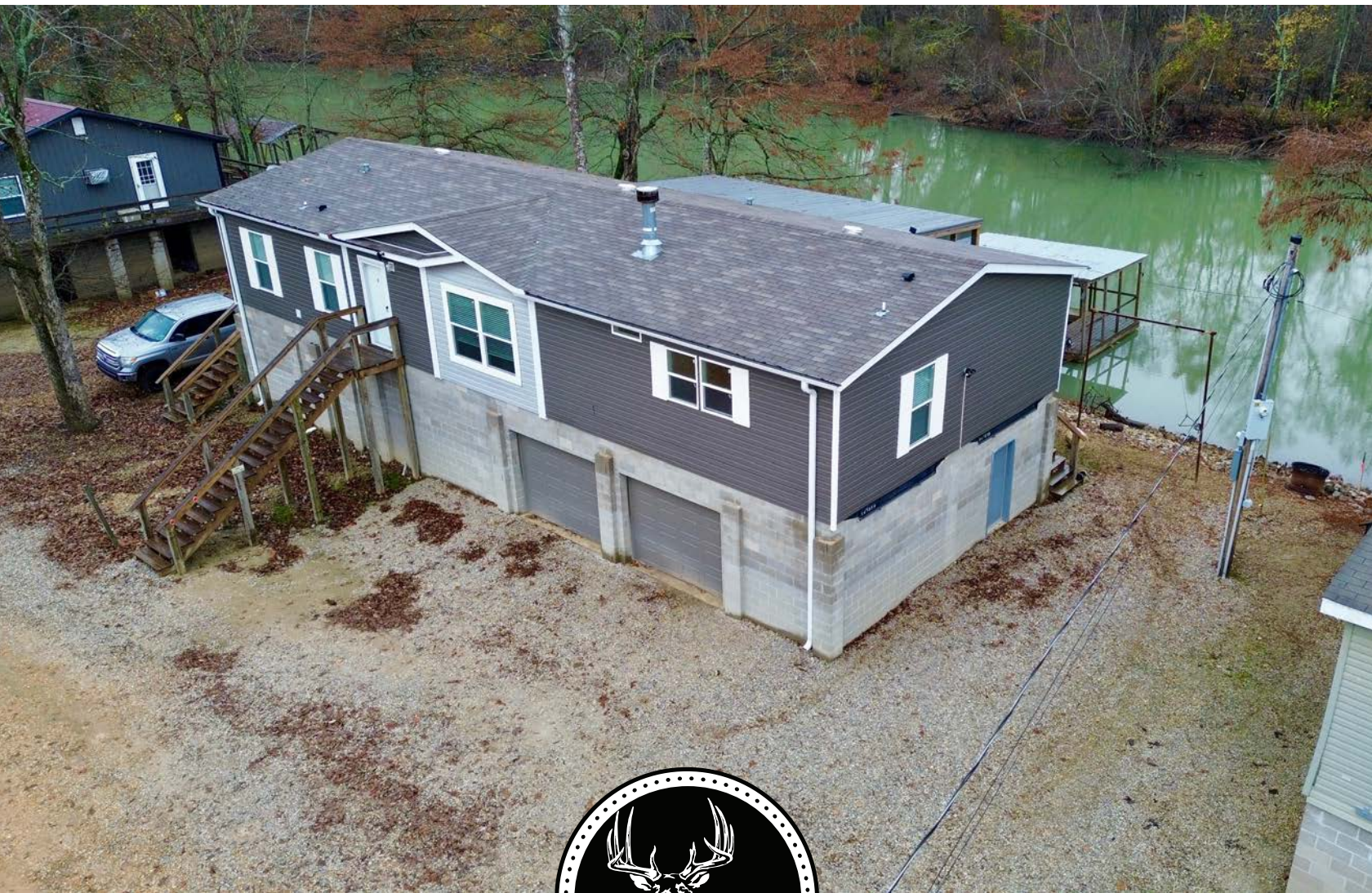


MIDWEST LAND GROUP PRESENTS

.15 ACRES IN

CLAY COUNTY ARKANSAS

19 CLAY 235 ROAD, KNOBEL, AR 72435



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BLACK RIVER CABIN AT HOLLANDS

Enjoy Black River frontage and modern living in this spacious 1,848 square foot 2023 modular home, perfectly positioned in the quiet Hollands River Subdivision. Just 5 miles upriver from Dave Donaldson WMA, this property sits at the heart of some of Arkansas's richest waterfowl territory, ideal for seasonal hunters while offering the comfort and style your family will love.

This well-designed 3 bedroom, 2 bath home features a welcoming open-concept living room and kitchen, creating a bright and comfortable space for relaxing or entertaining. The home is elevated approximately 10 feet on a concrete foundation with fully enclosed cinder block walls, combining durability with peace of mind.

Take in river views from the expansive 12'x31' covered and screened-in deck, perfect for morning coffee or bug-free evenings, or enjoy the adjacent 12'x31' open deck for grilling, lounging, or gathering with friends. A 22'x16' private boat dock puts you right on the Black River, and the subdivision's private concrete boat ramp ensures effortless access.

Beneath the elevated home, you'll find tons of enclosed storage, ideal for boats, ATVs, hunting gear, and equipment, complete with two garage doors for convenience and security. Modern utilities, including Clay County Water, Clay County Power, and fiber internet, ensure year-round comfort and reliable connectivity. Located in a quiet, low-traffic neighborhood, this property offers both relaxation and exceptional convenience. With its river frontage, proximity to world-class hunting, and strong appeal to sportsmen, it also offers compelling investment potential as a short-term or seasonal rental.

With the exception of personal items, mounts, and a piece or two of small furniture, this cabin will come furnished, making it ready to use the day it's purchased! Whether you're looking for a premium hunting retreat, a peaceful waterfront getaway, or a versatile investment opportunity, this Black River cabin checks every box.



PROPERTY FEATURES

COUNTY: **CLAY** | STATE: **ARKANSAS** | ACRES: **0.15**

- 1,848 sq. ft. 2023 model modular home
- 3 bed, 2 bath
- Black River frontage
- 12'x31' covered and screened deck overlooking river
- 12'x31' open deck
- 22'x16' boat dock
- House lifted approximately 10' off ground
- Concrete foundation with fully enclosed cinder block walls
- Tons of storage beneath cabin with 2 garage doors
- Clay County Water
- Clay County Power & Fiber
- 5 miles upriver from Dave Donaldson WMA
- Investment potential as a rental
- Located in Hollands River Subdivision
- Access to private concrete boat ramp
- Quiet neighborhood with very low traffic



1,848 SQ. FT. 2023 MODEL MODULAR HOME

This well-designed 3 bedroom, 2 bath home features a welcoming open-concept living room and kitchen, creating a bright and comfortable space for relaxing or entertaining.



3 BED, 2 BATH



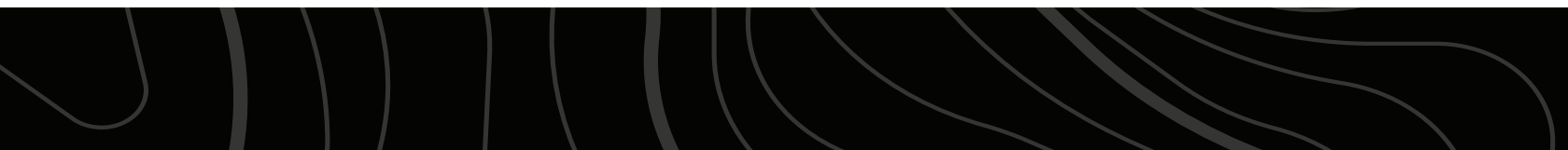
FULLY ENCLOSED CONCRETE FOUNDATION



COVERED AND SCREENED DECK



BLACK RIVER FRONTAGE



22'X16' BOAT DOCK



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 21' 51.7, -90° 34' 19.97

19-20N-5E
Clay County
Arkansas

0ft 163ft 326ft



12/1/2025

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.



MICHAEL ROOK, LAND AGENT
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MidwestLandGroup.com

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