

MIDWEST LAND GROUP PRESENTS

215 ACRES IN

CLAY COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTIVE TILLABLE FARM WITH PAVED ACCESS NEAR GRAVES GIN AT HARGRAVE CORNER

This productive 215 +/- acre row crop farm in Clay County, Arkansas, offers 209 +/- tillable acres of high-quality farmland located 2 miles southeast of Rector, Arkansas, and 1.3 miles southwest of Graves Gin at Hargrave Corner. The property features paved road frontage along the entire east boundary and is split by County Road 508, with approximately 80 acres on the north side and 135 acres on the south, providing flexibility for farming operations and access.

The farm is improved with two electric irrigation wells and two irrigation pivots, both in great condition, ensuring dependable water coverage. The land consists primarily of fine sandy loam soils with an overall average NCCPI of 70.7, supporting strong yields. Historical crop rotations include cotton, soybeans, peanuts, and corn, making this an excellent opportunity for operators or investors seeking a proven, irrigated row crop farm in a strong agricultural area of northeast Arkansas.

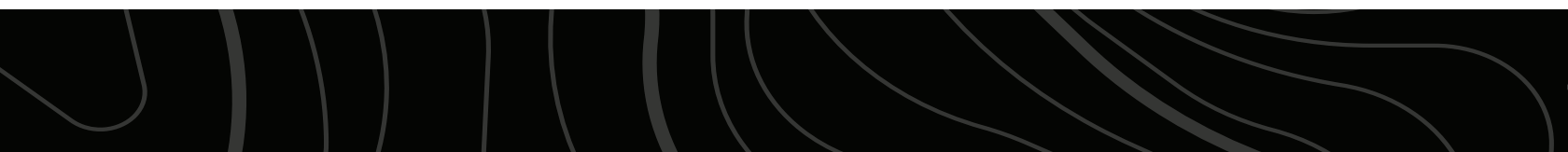
PROPERTY FEATURES

COUNTY: **CLAY** | STATE: **ARKANSAS** | ACRES: **215**

- 209 tillable acres
- 2 electric wells
- 2 irrigation pivots, both in great condition
- 2 miles SE of Rector, AR
- 1.3 miles SW of Graves Gin at Hargrave Corner
- Farm split by County Road 508, with 80 acres on the north side and 135 acres on the south
- Paved road frontage along entire east boundary
- Historical crop rotations include cotton, soybeans, peanuts, and corn
- Fine sandy loam soils with overall average NCCPI of 70.7



209 TILLABLE ACRES



PAVED ROAD FRONTAGE



2 IRRIGATION PIVOTS & 2 ELECTRIC WELLS



AERIAL MAP



Maps Provided By:
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Boundary Center: 36° 14' 16.73, -90° 15' 8.85

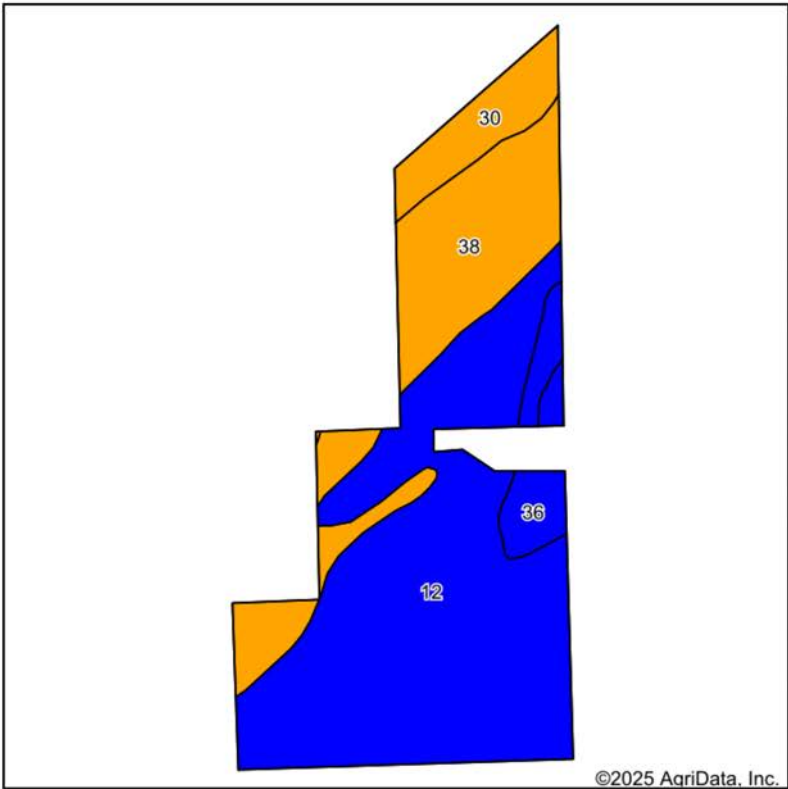
31-19N-8E
Clay County
Arkansas

0ft 900ft 1800ft

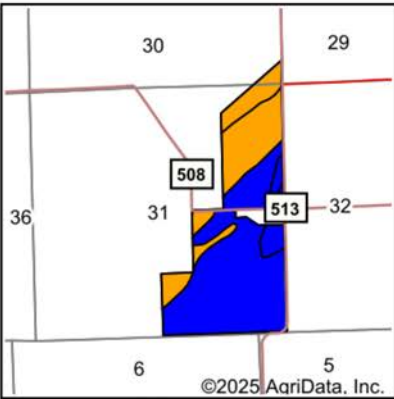


12/17/2025

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Clay**
Location: **31-19N-8E**
Township: **Blue Cane**
Acres: **210.28**
Date: **12/17/2025**



Maps Provided By:

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Area Symbol: AR021, Soil Area Version: 24

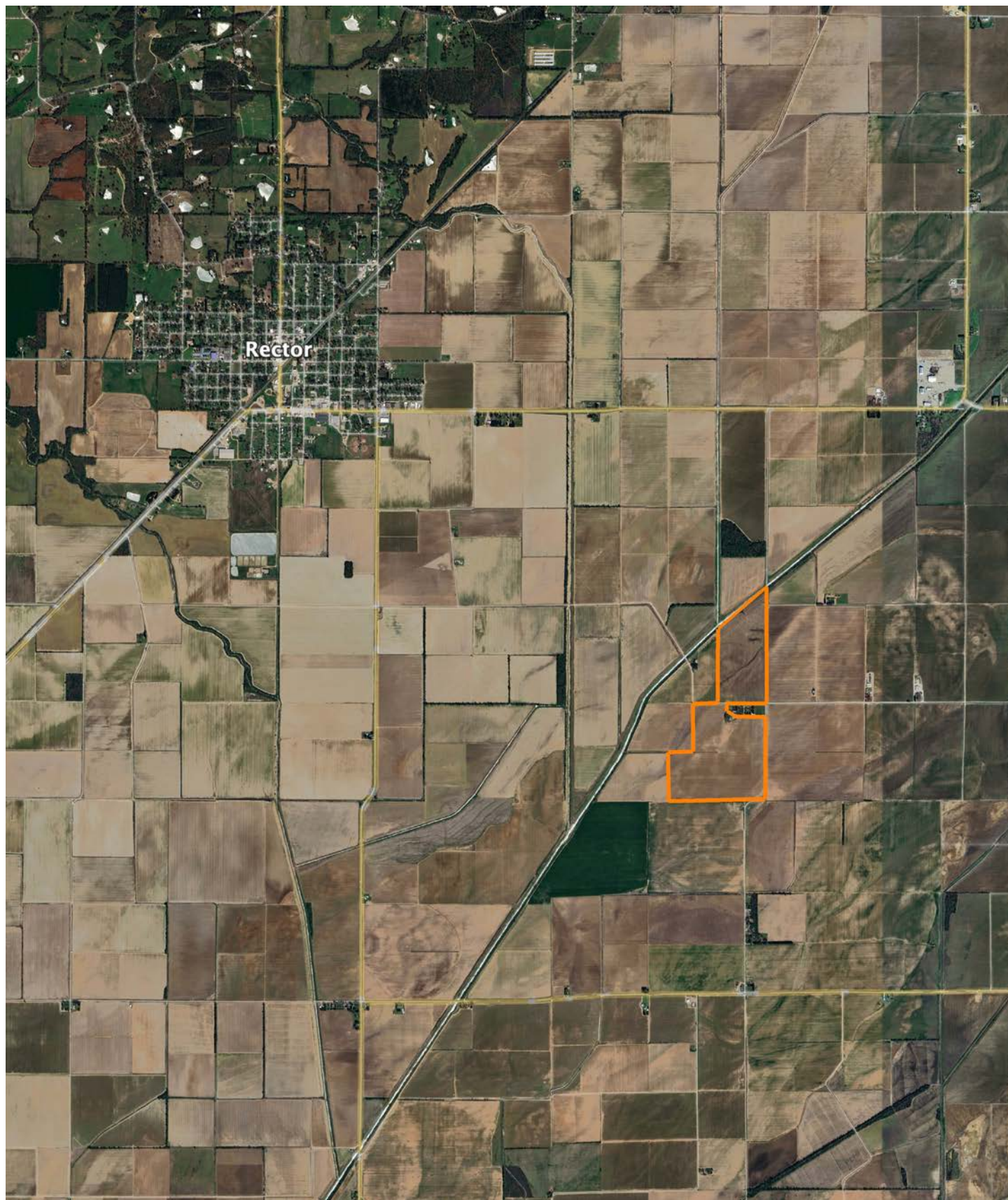
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
12	Beulah fine sandy loam, gently undulating	131.60	62.6%		IIIs	70	58	39	70
38	Wardell fine sandy loam	52.27	24.9%		IIIw	80	80	70	73
30	Kobel silty clay	15.18	7.2%		IIIw	54	42	43	54
36	Patterson fine sandy loam, 0 to 1 percent slopes	11.23	5.3%		IIw	59	54	36	59
Weighted Average					2.32	*n 70.7	*n 62.1	*n 46.8	*n 69

*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

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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