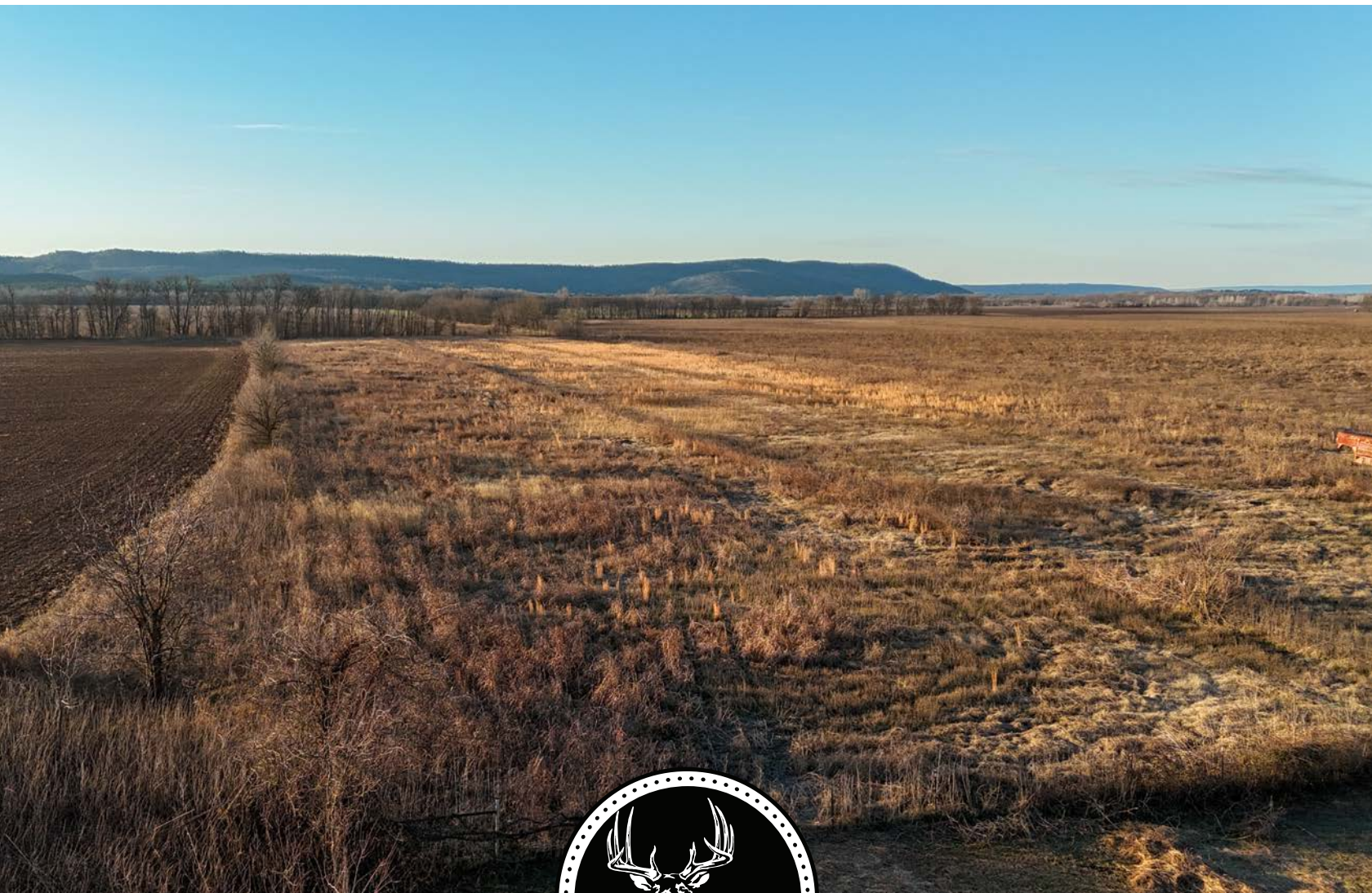


MIDWEST LAND GROUP PRESENTS

10 ACRES IN

YELL COUNTY ARKANSAS

CARDEN BOTTOMS ROAD, DARDANELLE, AR 72834



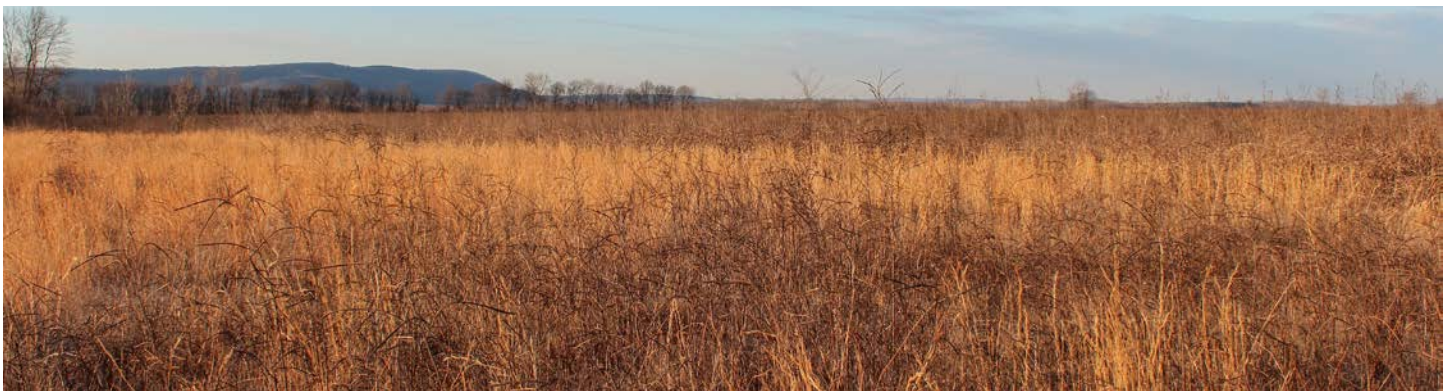
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

10 +/- TILLABLE ACRES IN CARDEN BOTTOMS

10 +/- acres of rich alluvial flood plain at the end of Carden Bottoms Road at the foot of Petit Jean Mountain in northwestern Yell County. Class IIe Roxana silt loam soil, ready for hay production or row crop, with excellent access to this acreage from road frontage. Electricity is located out on the roadway. Whether you are looking to

add to your existing farm in the area or build an out-of-the-way hunting camp, this is the spot for you! Abundant waterfowl, dove, and deer thrive in this region of the Arkansas River Valley. It's only a short drive to Holla Bend National Wildlife Refuge and Petit Jean State Park.



PROPERTY FEATURES

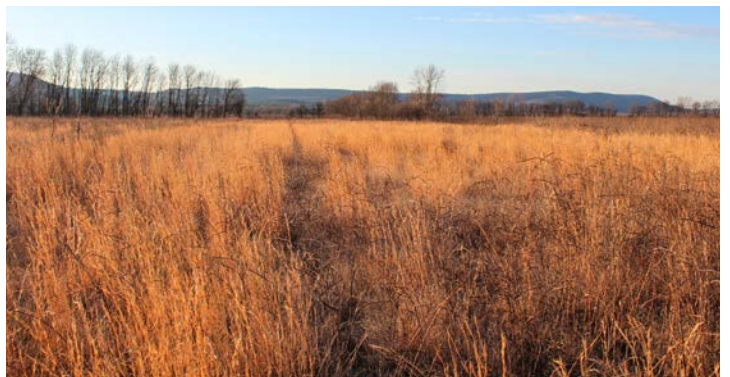
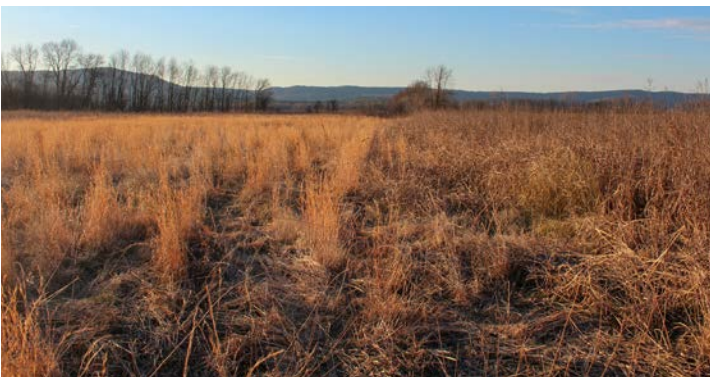
COUNTY: **YELL** | STATE: **ARKANSAS** | ACRES: **10**

- Alluvial flood plain
- Historic Carden Bottoms
- Class IIe Roxana Silt loam soil
- Hay production
- Row crop
- Road frontage
- Electricity at road
- Waterfowl, dove, and deer
- Holla Bend NWR
- Petit Jean State Park
- 19 miles to Dardanelle

ALLUVIAL FLOOD PLAIN



HAY PRODUCTION AND ROW CROP



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 35° 9' 11.05, -92° 58' 11.35

0ft 654ft 1309ft

24-6N-19W
Yell County
Arkansas



1/20/2026

TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 298.1

Max: 304.5

Range: 6.4

Average: 301.5

Standard Deviation: 1.25 ft

0ft 265ft 530ft

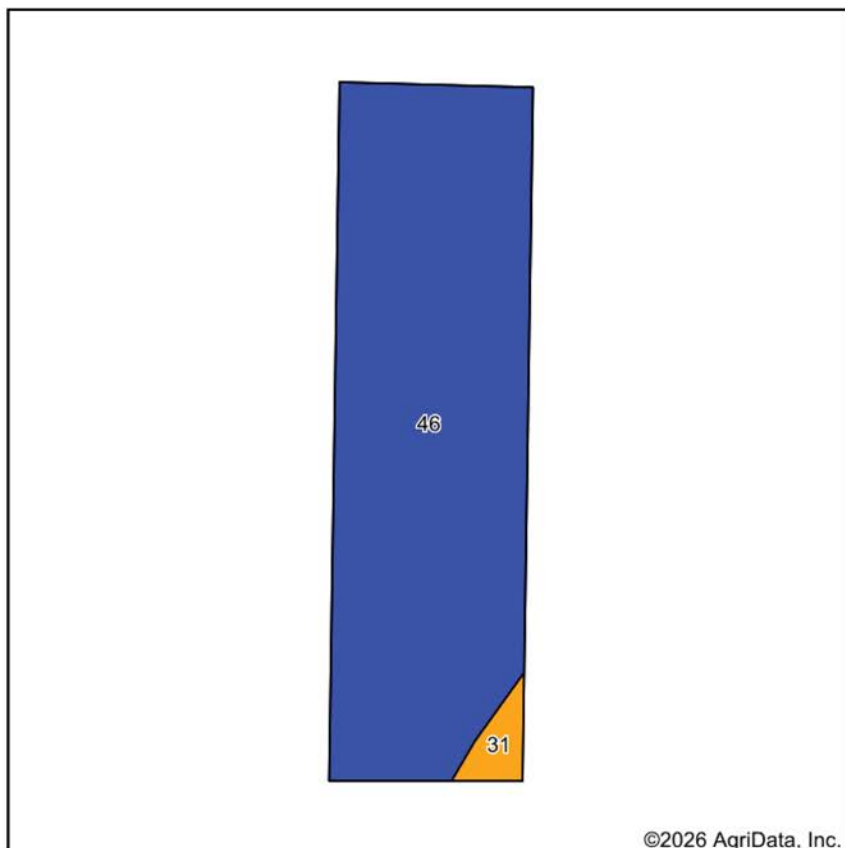


1/20/2026

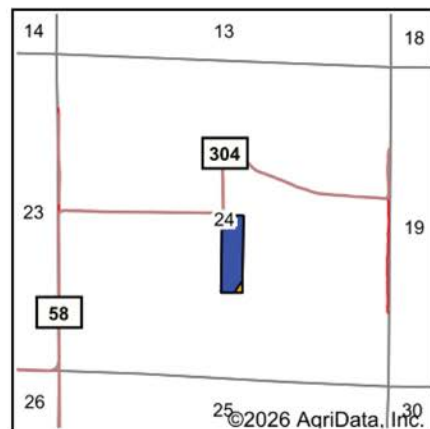
24-6N-19W
Yell County
Arkansas

Boundary Center: 35° 9' 11.05, -92° 58' 11.35

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Yell**
 Location: **24-6N-19W**
 Township: **Galla Rock**
 Acres: **10.51**
 Date: **1/20/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: AR149, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Improved bermudagrass AUM	Rice Irrigated Bu	Soybeans Bu	Tall fescue AUM
46	Roxana silt loam, 0 to 3 percent slopes	10.20	97.1%		Ile	8.5	80	800	15.5		35	
31	Moreland silty clay, 0 to 1 percent slopes	0.31	2.9%		IIIw	6		625	12	130	37	8.5
Weighted Average					2.03	8.4	77.6	794.8	15.4	3.8	35.1	0.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



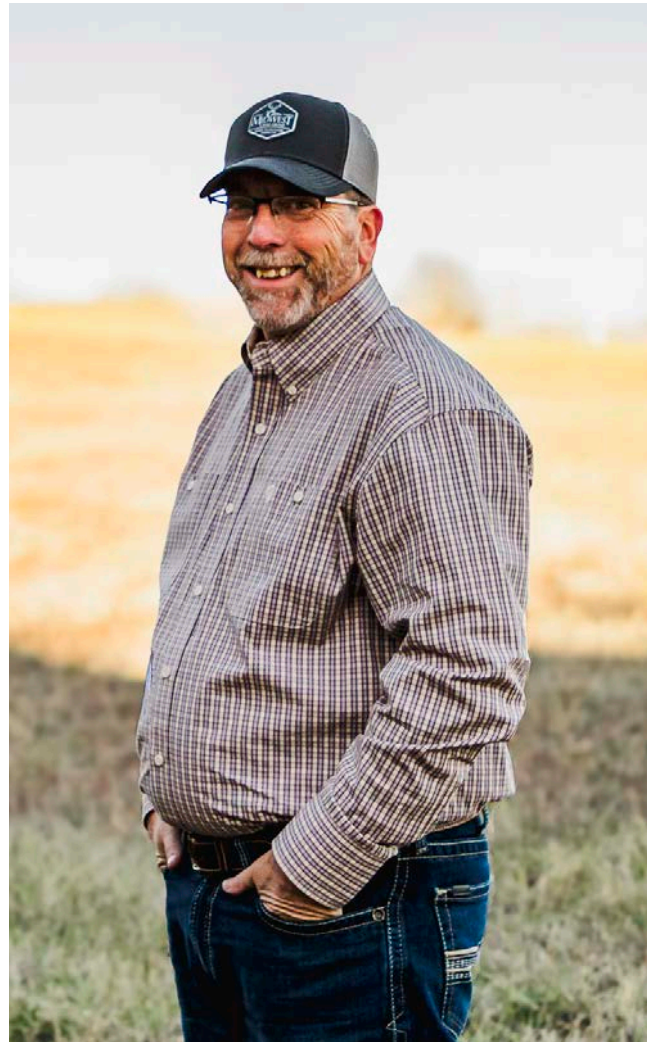
AGENT CONTACT

Born in Paris and raised in Scranton, Arkansas, Michael Joe Johnson has spent his entire life connected to the land, the people, and the rural way of life that defines West Central Arkansas. Growing up on a small farm and later discovering his passion for whitetail and turkey hunting in the early 2000s, Michael Joe developed an appreciation for land not only for its value, but for the memories, opportunities, and legacy it provides.

Michael Joe's journey into land sales began from the other side of the table - when he purchased his own farm through Midwest Land Group in 2020. The professionalism, communication, and continued follow-up he received made a lasting impression, inspiring him to help others experience that same level of service. As a former business owner who operated Johnson Industrial Coatings across five states for more than a decade, he understands client expectations, large-scale projects, and the importance of clear and dependable communication.

Whether advising on setting up bare farms for hunting or guiding first-time land buyers through a major investment, Michael Joe brings empathy and firsthand experience to every conversation. A former school board member for four years, a devout Christian, and member of American Legion Post 258, he is proud to serve the region he calls home with honesty, work ethic, and the ability to find common ground with just about anyone.

When you're ready to buy or sell rural property in West Central Arkansas, Michael Joe Johnson is ready to help every step of the way.



MICHAEL JOE JOHNSON, LAND AGENT
479.449.2227
MJohnson@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.