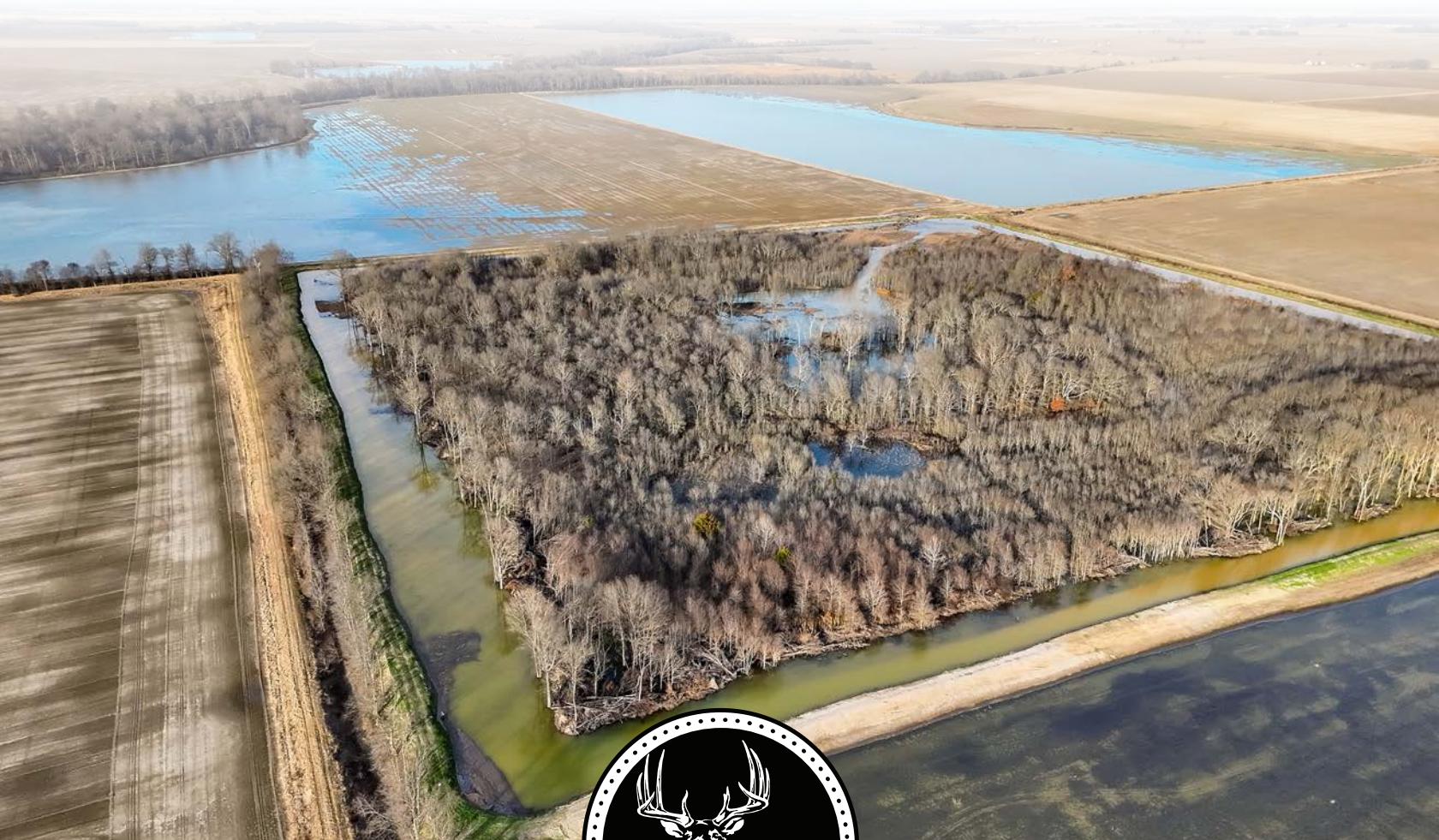


MIDWEST LAND GROUP PRESENTS

41 ACRES IN

CRAIGHEAD COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CACHE RIVER GREEN TREE RESERVOIR

The first light of day filters through the oaks, reflecting off shallow water, and you hear them before you see them. The distant chatter, the whistle of wings, the soft splash of ducks falling into the hole. Then it happens. Greenheads cup up, feet down, drifting through the trees like they've done it a thousand times before. It's not just hunting, it's tradition, heritage, and adrenaline wrapped into one unforgettable experience.

Just west of Jonesboro, tucked deep in the legendary Cache River bottoms, lies a 40-acre tract that feels less like a property and more like a story waiting to be lived. This is the kind of place duck hunters talk about in quiet tones, where cold mornings meet flooded timber, where wings whisper through the canopy, and where mallards finish in the trees. Being located just west of Jonesboro, this property offers something rare: a true timber duck hunting without the long drive. You get the experience of legendary Arkansas waterfowl country with the convenience of being close to town. It's a rare combination of accessibility and authenticity.

Extensive work has gone in to improve this tract to make it truly turn-key for its next owner. Levee work across

the property for water management allows the owner to control water, both on and off, at all times of the year. At the heart of the property sits a well-built 8' x 24' duck blind, perfectly positioned for timber hunting and comfortable enough for long mornings in the woods. The property also features a brand-new 16" well, providing reliable water management to flood and hold timber when it matters most. Giving you control over the season, not just hope.

This is the kind of place where sons learn to call mallards in the timber, friends gather before daylight in waders and headlamps, stories get told over coffee and spent shells, and memories get made that last longer than the season.

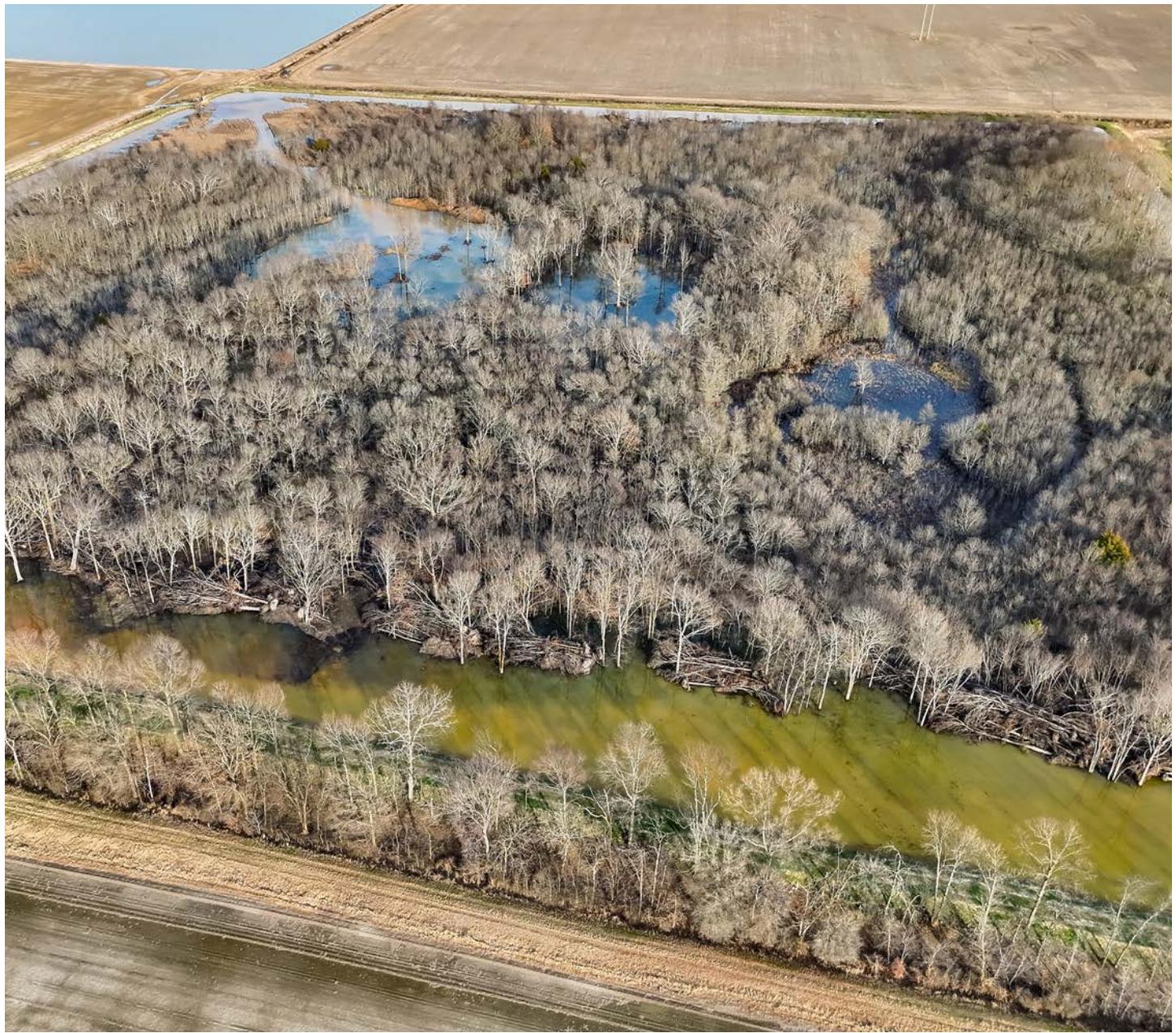
Properties like this don't come along often. A true Green Tree Reservoir, in the Cache River bottoms, with proven duck numbers, existing infrastructure, water control, and location, this is not just a recreational tract; it's a legacy property. If you've ever dreamed of watching greenheads fall through the timber, hearing wings cut cold air, and experiencing Arkansas duck hunting the way it was meant to be, this is your opportunity.



PROPERTY FEATURES

PRICE: **\$795,000** | COUNTY: **CRAIGHEAD** | STATE: **ARKANSAS** | ACRES: **41**

- 41 +/- acres
- 16 miles from Jonesboro
- Levee system around the property
- New 16" well
- 8'x24' duck blind
- Two-sided shooting
- Multiple duck holes
- Multiple points of access
- Two drain tiles
- Flooded hardwood timber
- Natural loafing and feeding areas
- Ideal flyways through the Cache River bottoms
- Controlled water for a consistent habitat
- Proven harvest success



LEVEE SYSTEM AROUND PROPERTY



NEW 16" WELL



8'X24' DUCK BLIND



PROVEN HARVEST SUCCESS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Zach Luster has an extreme passion for the outdoors. He grew up hunting and fishing with his dad and was hooked at a young age. Born and raised in Jonesboro, Arkansas, Zach attended Jonesboro High School and graduated from Arkansas State University with a Bachelor of Science in Agriculture with an emphasis in Farm Management and minor in Plant Science. After school, he farmed and became a farm manager for a large-scale row crop operation, while also duck guiding in Casscoe and Egypt, AR. These experiences and knowledge of the soils led Zach to develop a strong desire for, and dedication to, land and agriculture.

At Midwest Land Group, he's able to fuel these passions, working in the outdoors with people who also love the outdoors. From chasing turkeys in the hills and guiding duck hunts in the river bottoms to farming for nearly a decade, Zach has spent his whole life dedicated to the land. He knows that there are abundant possibilities with each and every piece of property and what all it encompasses. Clients benefit from his loyalty, large network, and eagerness to succeed. Zach is married to his wife, Kailey, and together, they have three sons, Holt, Wiley, and Silas. He is a member of the National Wild Turkey Federation and Delta Waterfowl, and serves as a Youth Director at Milligan Ridge Baptist Church. Other than hunting and fishing, Zach enjoys spending time with his family, attending church events and playing golf. Give Zach a call today to experience the Midwest Land Group difference.



ZACH LUSTER, LAND AGENT
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