

MIDWEST LAND GROUP PRESENTS

78 ACRES IN

MISSISSIPPI COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY IRRIGATED FARM - 78 +/- ACRES OF INCOME-PRODUCING GROUND

This 78 +/- acre tract offers a great opportunity to own productive farm ground in the heart of Mississippi County, Arkansas. Located in a highly desirable agricultural area, this farm features predominantly tillable acreage with quality soils suitable for a variety of row crops.

The property is improved with a well and underground pipe, providing reliable irrigation to support consistent crop production. Combined with its level topography and strong farming history, this tract is well-equipped for efficient farming operations.

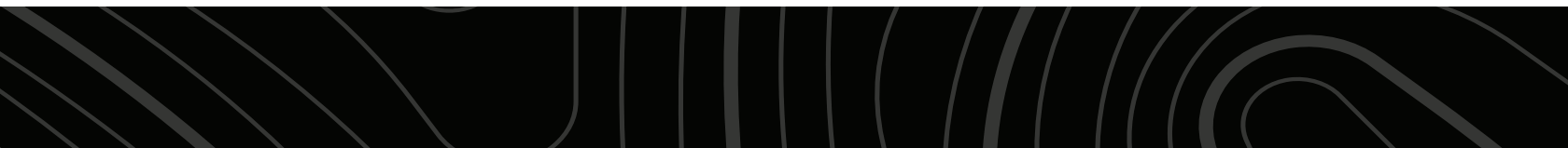
The farm is currently leased for the 2026 crop year under a 25/75 crop share agreement, offering immediate income potential for a new owner while maintaining flexibility for future operations or leasing structure.

With good access and a layout that works well for modern equipment, this farm is ideal for both operators and investors looking to expand in one of Arkansas's top agricultural regions.

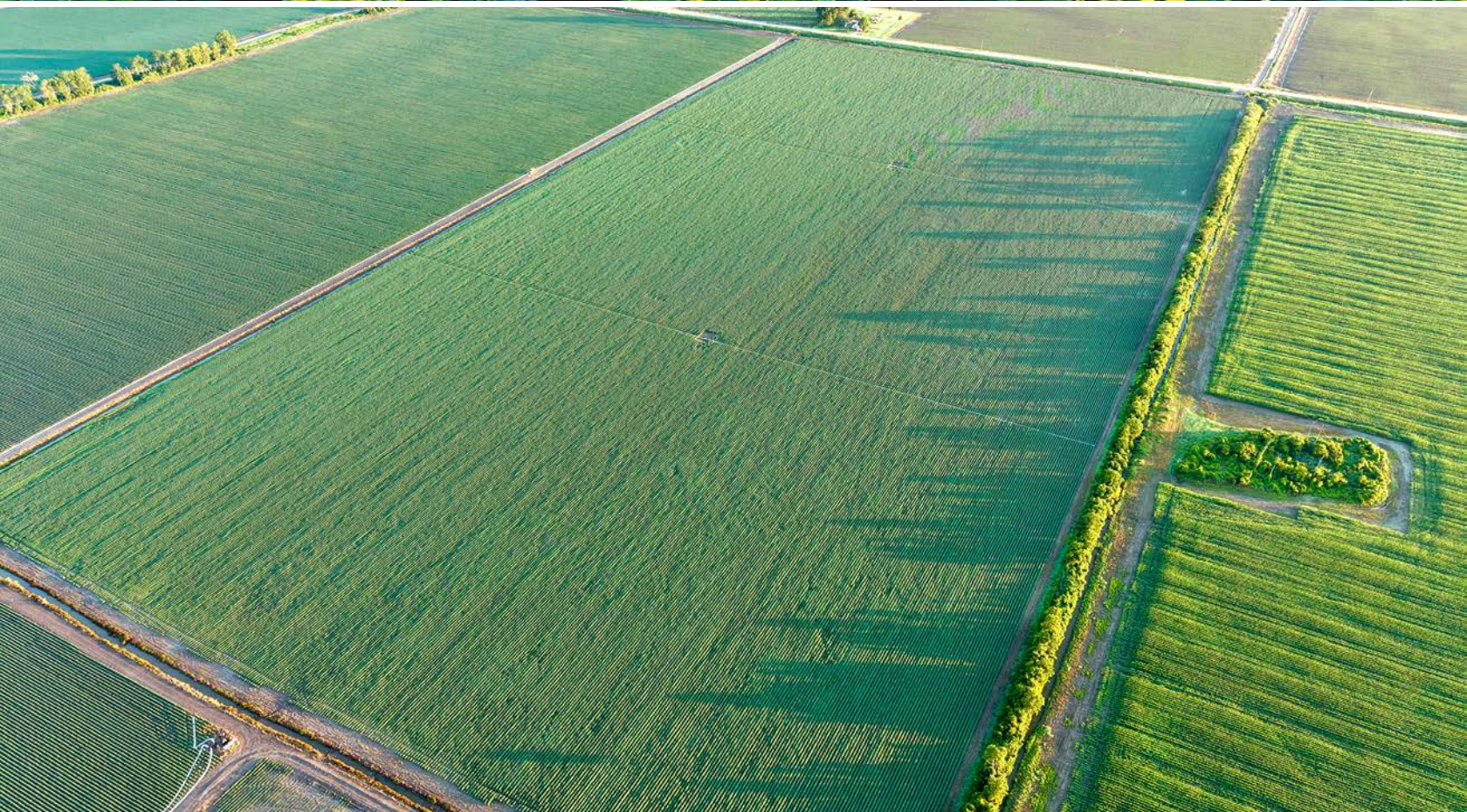
PROPERTY FEATURES

COUNTY: **MISSISSIPPI** | STATE: **ARKANSAS** | ACRES: **78**

- 78 +/- acres of productive, predominantly tillable farmland
- Located in the highly desirable farming region of Mississippi County, AR
- Well-equipped with irrigation, including well and underground pipe
- Level topography ideal for efficient row crop operations
- Strong soils with a proven history of crop production
- Leased for the 2026 crop year on a 25/75 crop share agreement
- Excellent income-producing potential with both cash rent and long-term appreciation upside
- Farm features direct frontage on Highway 158



PRODUCTIVE TILLABLE FARMLAND



STRONG SOILS



IRRIGATION



AERIAL MAP



Boundary Center: 35° 45' 14.76, -90° 16' 12.81

0ft 697ft 1393ft



Maps Provided By:



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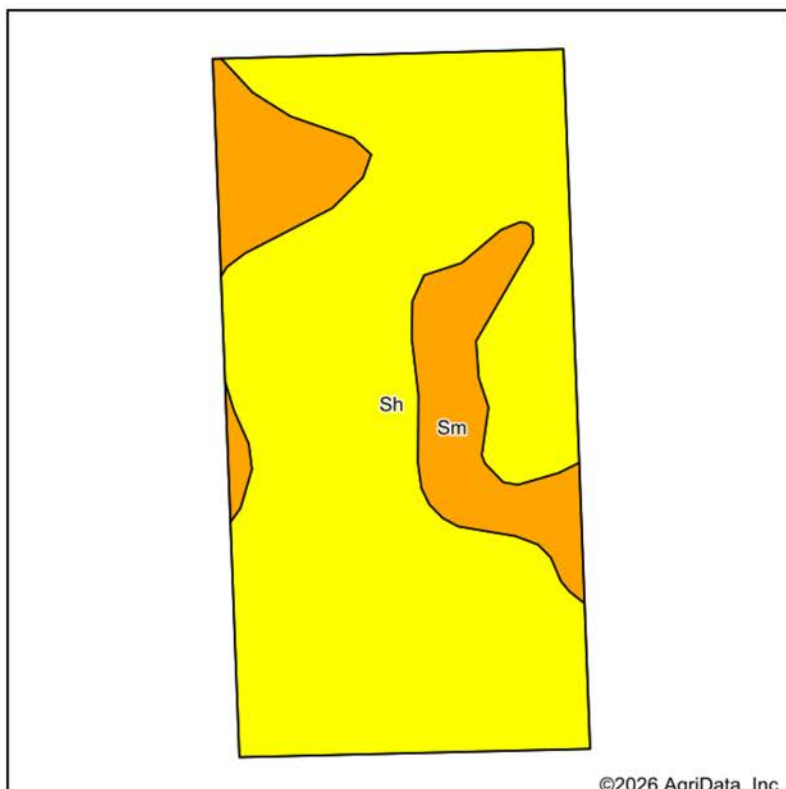
www.AgriDataInc.com

18-13N-8E
Mississippi County
Arkansas



3/1/2026

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Mississippi**
 Location: **18-13N-8E**
 Township: **Little River**
 Acres: **78.27**
 Date: **3/1/2026**



Maps Provided By:



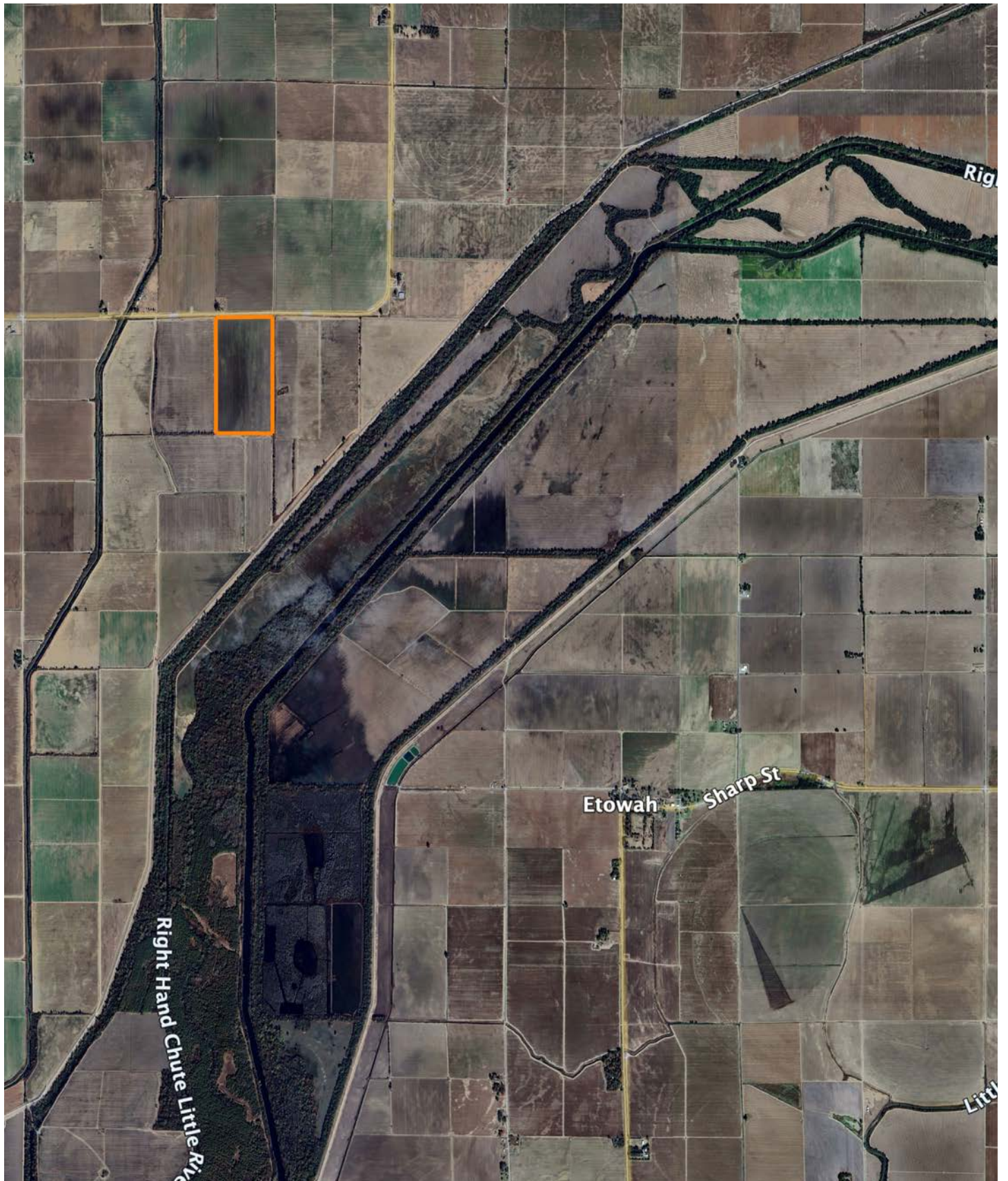
Area Symbol: AR093, Soil Area Version: 23									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
Sh	Sharkey silty clay, 0 to 1 percent slopes, protected	63.39	81.0%		IVw	32	9	18	32
Sm	Sharkey-Steele complex, 0 to 1 percent slopes	14.88	19.0%		IIIw	41	24	27	41
Weighted Average					3.81	*n 33.7	*n 11.9	*n 19.7	*n 33.7

*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

Heath's passion for land was shaped by his upbringing in a farming community in Caraway, Arkansas, where he learned the importance of hard work and developed a love for nature from his family, who farmed cotton, corn, and wheat. His connection to the land grew through outdoor experiences with his great-grandfather and grandfather, spending time hunting and fishing along the St. Francis River. Those early experiences fostered a deep respect for land stewardship, which continues to guide him today.

With a degree in Agri-Business from Arkansas State University, Heath combines academic expertise with a personal commitment to the outdoors. He's not only owned and improved multiple properties for wildlife and recreation but also successfully bought and sold many properties, giving him firsthand knowledge of real estate processes and challenges.

Leveraging over 20 years of professional experience in income tax preparation, Heath excels in forming strong connections, truly listening to clients, and helping them navigate the complexities of real estate transactions. His problem-solving skills and deep understanding of land values make him a trusted partner for anyone looking to buy or sell land in Arkansas.



HEATH PRIMM

LAND AGENT

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