

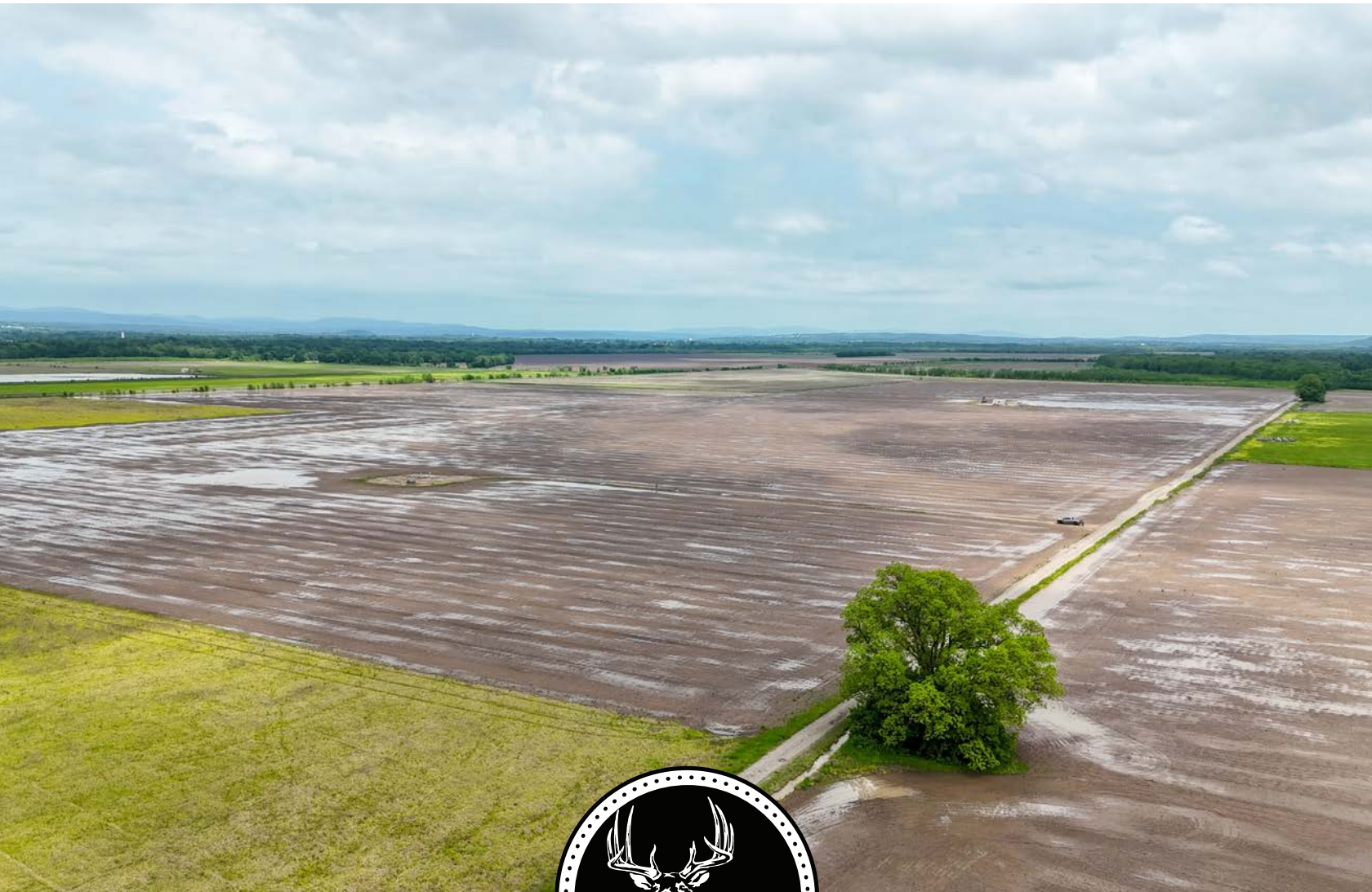
MIDWEST LAND GROUP PRESENTS

100 ACRES IN

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# CRAWFORD COUNTY ARKANSAS

FARM ROAD, ALMA, ARKANSAS 72921



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 100 +/- ACRE TILLABLE TRACT IN CRAWFORD COUNTY

This rare 100 +/- acre tillable farm, situated in active production, is ideally located just 2 miles south of Highway 64 in Dyer, Arkansas. The property boasts 100% Roellen silty clay loam soils and provides superb accessibility with Farm Road running along the entire southern boundary. Additionally, the sale includes all mineral rights, and there are currently two functional gas wells on the premises.

Currently, the property is operated under a 25-75% cropshare agreement with a local tenant. In 2025, mineral payments totaled \$2,050.00. This land represents a secure investment opportunity with consistent income potential derived from both crop production and mineral royalties. Furthermore, the tract is conveniently located adjacent to the Frog Bayou WMA.



## PROPERTY FEATURES

COUNTY: **CRAWFORD** | STATE: **ARKANSAS** | ACRES: **100**

- Tillable farm
- Roellen Silty Clay Loam Soils
- Active production
- Easy access
- Minerals convey
- Gravel road frontage
- \$2,050.00 mineral income
- 25% cropshare
- Flat topography
- Joins Frog Bayou WMA

# MINERALS CONVEY

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# TILLABLE FARM - ROELLEN SILTY CLAY LOAM

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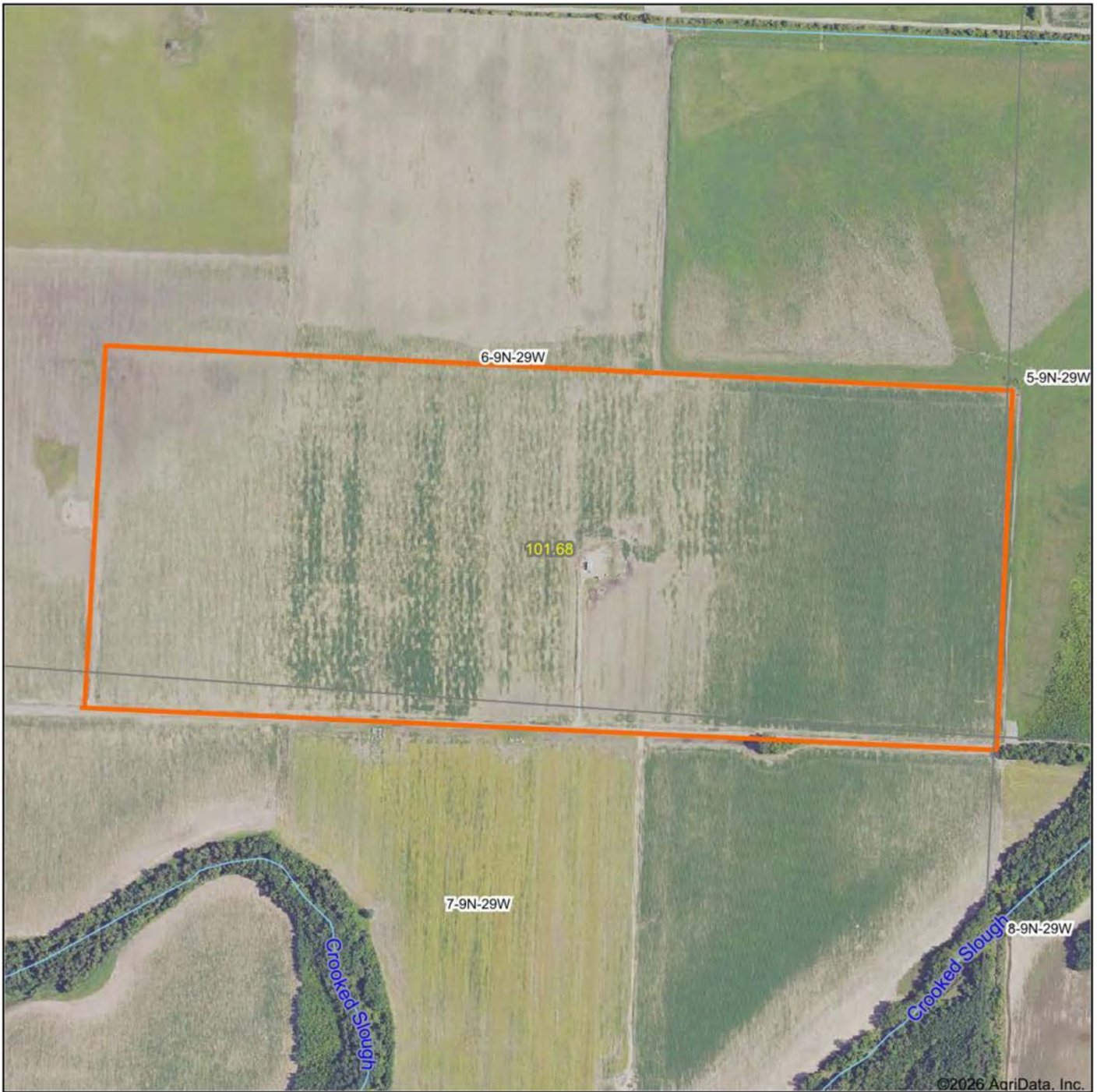


# FLAT TOPOGRAPHY & GRAVEL ROAD FRONTAGE

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# AERIAL MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
Interval(ft): 10.0  
Min: 381.9  
Max: 387.3  
Range: 5.4  
Average: 384.4  
Standard Deviation: 0.72 ft

0ft 570ft 1140ft

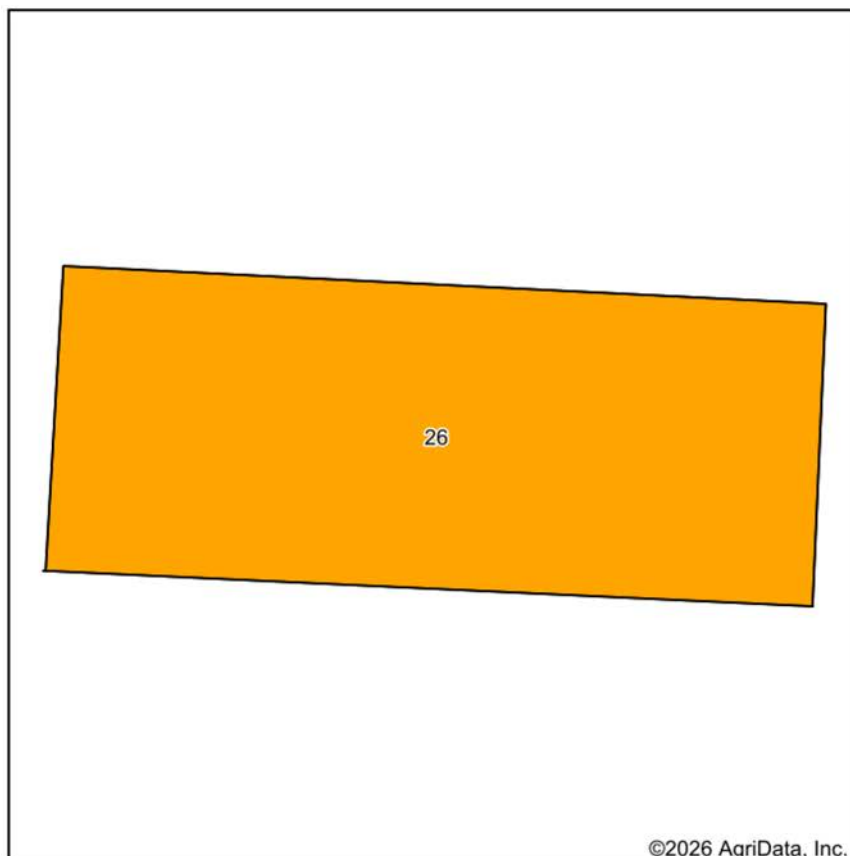


4/22/2026

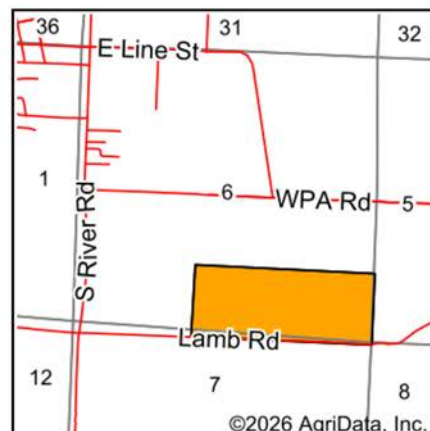
**6-9N-29W**  
**Crawford County**  
**Arkansas**

Boundary Center: 35° 28' 36.27, -94° 7' 15

# SOILS MAP



Soils data provided by USDA and NRCS.




State: **Arkansas**  
 County: **Crawford**  
 Location: **6-9N-29W**  
 Township: **Vine Prairie**  
 Acres: **101.68**  
 Date: **4/22/2026**



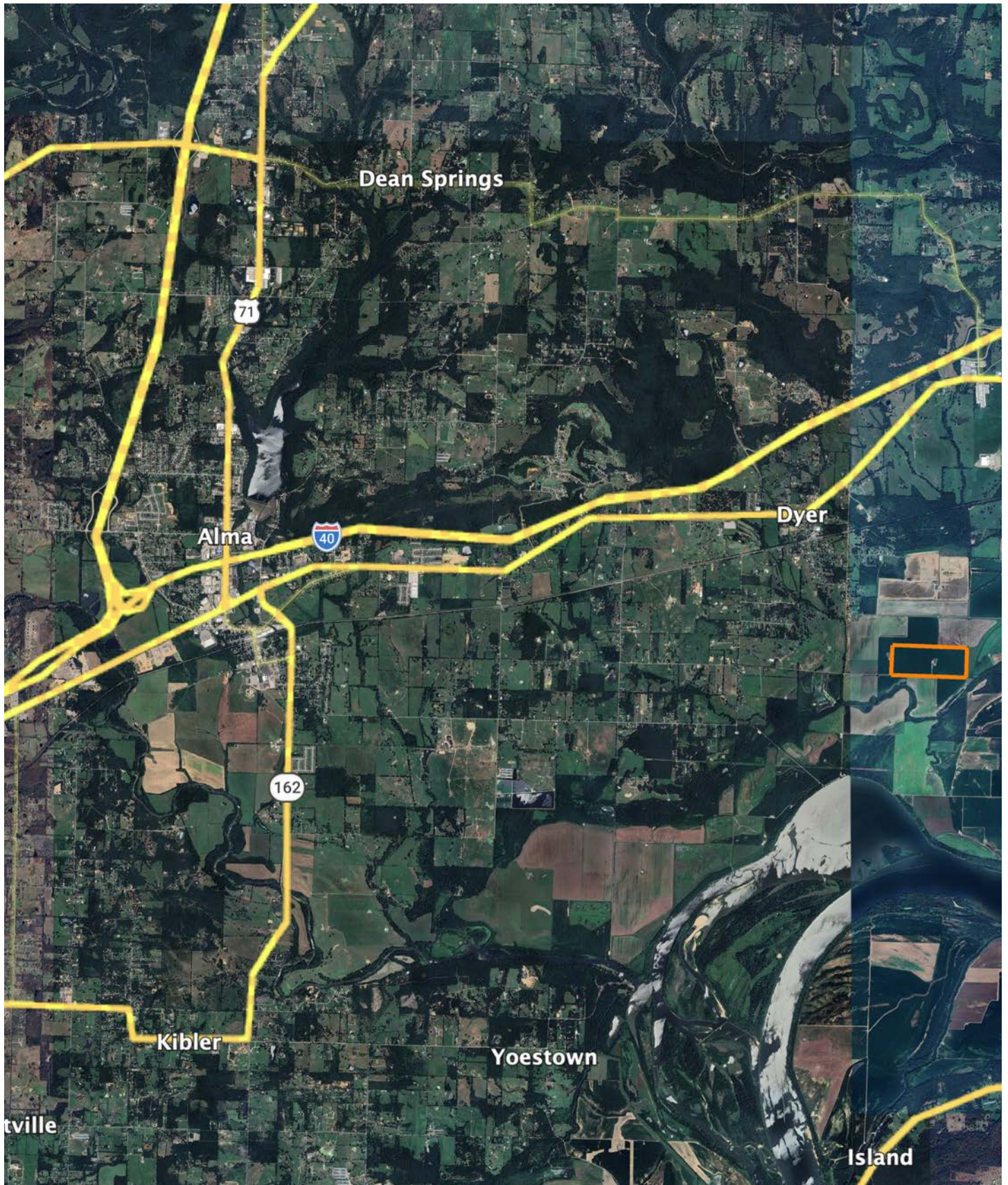
Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: AR033, Soil Area Version: 26											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Cotton lint Lbs	Pasture AUM	Rice Irrigated Bu	Soybeans Bu	Wheat Bu
26	Roellen silty clay loam	101.68	100.0%		llw	62	500	7.5	130	38	32
<b>Weighted Average</b>					<b>3.00</b>	<b>62</b>	<b>500</b>	<b>7.5</b>	<b>130</b>	<b>38</b>	<b>32</b>

\*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](mailto:MJohnson@MidwestLandGroup.com)



**MidwestLandGroup.com**

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