

MIDWEST LAND GROUP PRESENTS

303 ACRES IN

CLAY COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RIVERFRONT FARM AND RECREATIONAL RETREAT

With over 3 miles of combined river frontage, productive farmland, and a landscape full of recreational opportunities, this 303 +/- acre tract offers a rare combination of agricultural income and outdoor enjoyment. Stretching along 2.2 miles of the Current River and another 7/10 of a mile of the Little Black River, the property provides an incredible setting for anyone who appreciates life on the water. Sandbars along the Current River create opportunities for floating, swimming, fishing, and spending summer days on the river, while the 2 +/- acre feature known as the "Blue Hole" and additional sloughs add even more character to the landscape.

Beyond the water, this property offers the kind of habitat and variety that make a recreational tract stand out. Excellent deer hunting and opportunities for duck hunting give you plenty of reasons to spend time here throughout the year. Whether you're setting up for deer

season, watching ducks work the sloughs or dive into the blue hole, fishing the rivers, or enjoying a day on the sandbars, this property offers something to look forward to in every season.

Beyond its recreational appeal, this property also offers plenty of agricultural value, with approximately 150 acres of tillable, precision-leveled ground. An electric well serves the east 50 +/- acres, while the west 100 +/- acres is equipped with a re-lift system featuring a brand-new pump and risers. The farmland is currently being leased, with the existing tenant willing to continue farming for the next owner if desired. Clay County Road 105 borders the east boundary, providing convenient access. Located just 2.5 miles west of Highway 62, 7 miles west of Corning, and 3 miles north of Reyno, this tract combines productive farmland, extensive river frontage, and excellent recreational opportunities in one property.



PROPERTY FEATURES

COUNTY: **CLAY** | STATE: **ARKANSAS** | ACRES: **303**

- 303 +/- acres
- 150 +/- tillable acres
- Precision leveled
- Electric well on east 50 +/- acres
- Re-lift with brand new pump and risers on west 100 +/- acres
- 2 acre "Blue Hole"
- Sloughs
- 2.2 miles of Current River frontage
- 7/10th miles of Little Black River frontage
- Sand bars on Current River
- Clay County Road 105 borders east boundary
- Excellent deer hunting
- Opportunities for duck hunting
- 2.5 miles west of Highway 62
- 7 miles west of Corning
- 3 miles north of Reyno



150 +/- TILLABLE ACRES



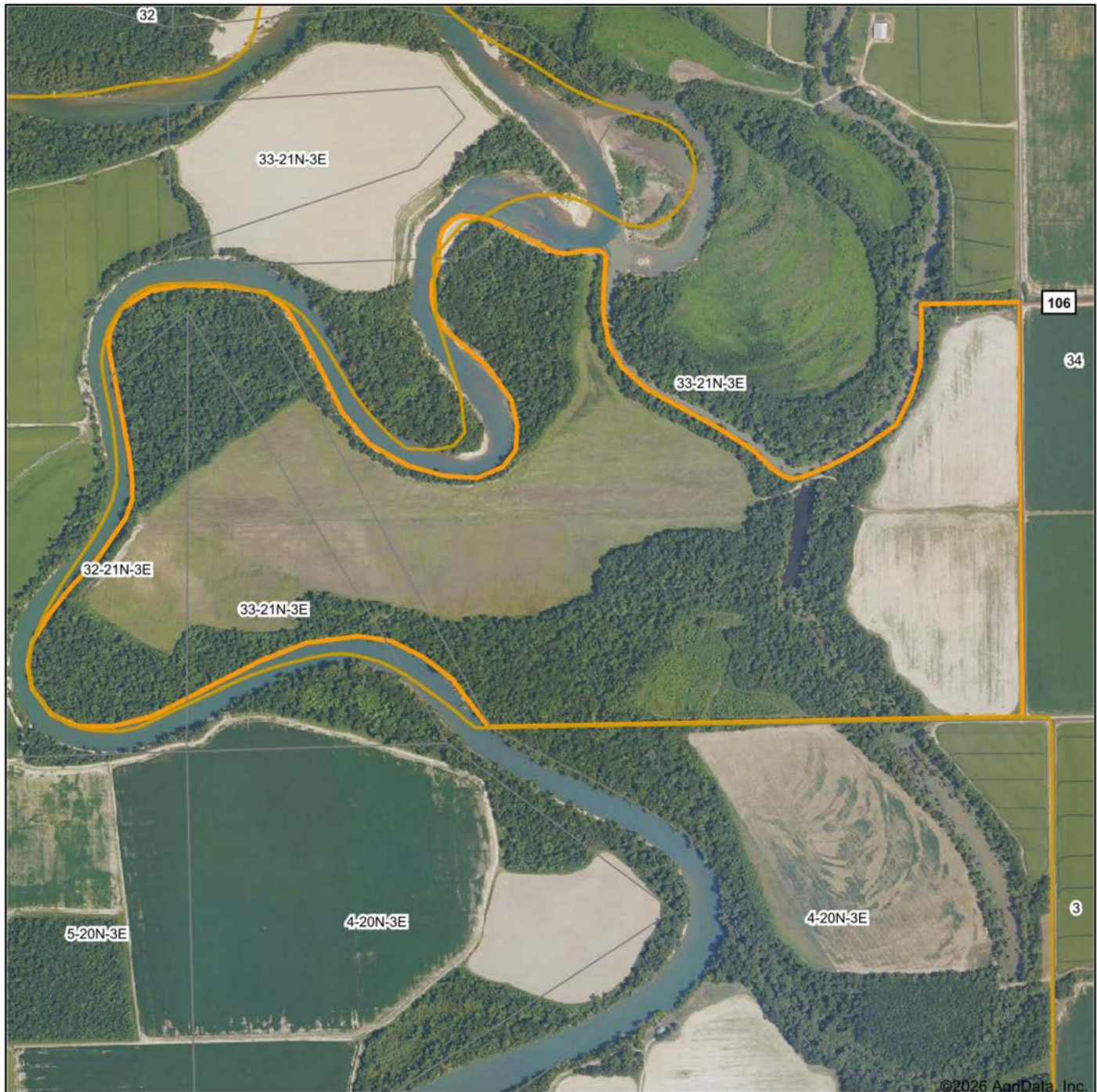
2 ACRES "BLUE HOLE"



CURRENT & LITTLE BLACK RIVER FRONTAGE



AERIAL MAP



Maps Provided By:



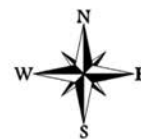
© AgriData, Inc. 2025

www.AgrDataInc.com

Boundary Center: 36° 25' 2.72, -90° 45' 36.09

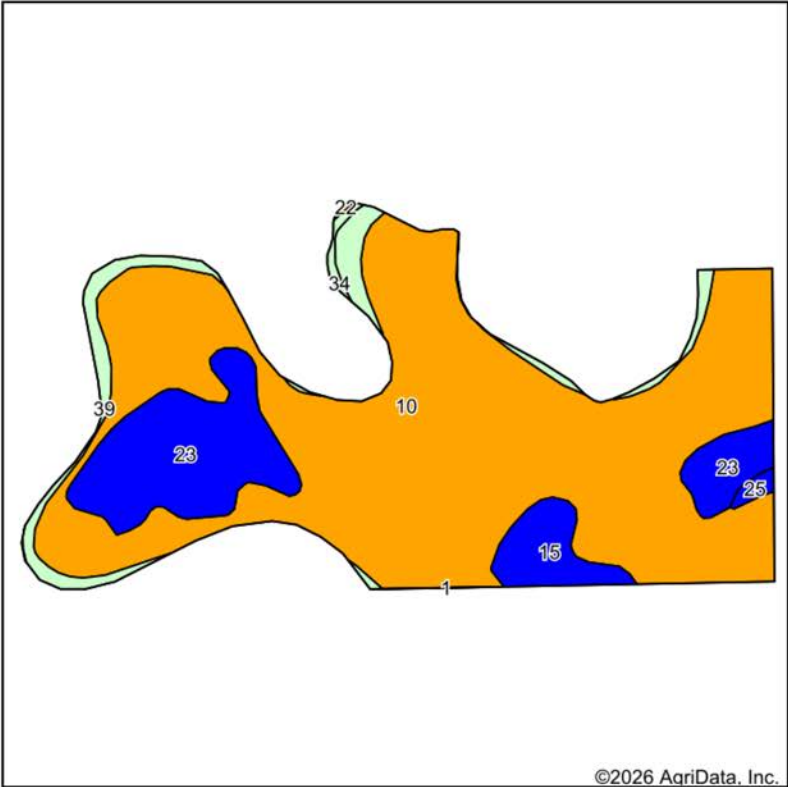
33-21N-3E
Clay County
Arkansas

0ft 999ft 1998ft

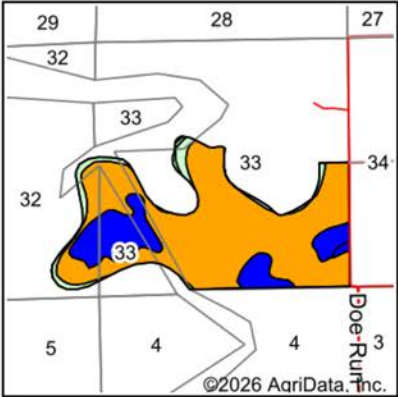


9/29/2026

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Clay**
Location: **33-21N-3E**
Township: **Carpenter**
Acres: **301.37**
Date: **9/29/2026**



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



Area Symbol: AR021, Soil Area Version: 24
Area Symbol: AR121, 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
10	Amagon silt loam, 0 to 1 percent slopes	223.39	74.1%		IIIw	69	69	64	65
23	Dexter silt loam, gently undulating	46.33	15.4%		Ile	83	74	58	83
39	Water	17.21	5.7%						
15	Bosket fine sandy loam, gently undulating	11.61	3.9%		Ile	74	64	48	74
25	Dundee silt loam, 0 to 1 percent slopes	1.40	0.5%		IIw	81	71	64	81
34	Water	1.29	0.4%						
22	Hontas silt loam, 0 to 1 percent slopes, frequently flooded	0.14	0.0%		IVw	83	83	69	78
Weighted Average					*-	*n 67.2	*n 65.4	*n 58.5	*n 64.2

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

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.



MICHAEL ROOK, LAND AGENT
870.501.7095
MRook@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 AL, AR, GA, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.