

MIDWEST LAND GROUP PRESENTS

34 ACRES IN

CROSS COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

34 +/- ACRE SPORTSMAN'S PARADISE IN THE HEART OF THE FLYWAY

Located in Hickory Ridge, Arkansas, in Cross County, this 34 +/- acre property is a duck hunter's paradise in the heart of the Mississippi Flyway. The meticulously maintained 1,558 square foot home features 3 bedrooms and 2 bathrooms, making it an ideal hunting lodge or country retreat. The property also includes a 20'x30' shop and a 40'x50' shop with an additional 22'x50' lean-to, providing ample space for equipment, vehicles, and hunting gear.

Outdoor amenities include a 4.5 +/- acre stocked pond featuring bass, hybrid bream, and catfish, along with an additional 3.5 +/- acre pond equipped with a controllable water structure that can be drained for planting and habitat management. A private well provides water for

irrigating the pasture or filling the ponds. The property also features an established deer food plot with a history of mature deer harvested, offering excellent recreational opportunities for hunters and outdoor enthusiasts.

Adding to its appeal, the property adjoins a portion of the Cache River National Wildlife Refuge along its western boundary, providing a desirable location in a renowned waterfowl region. With its combination of hunting opportunities, fishing, water management capabilities, quality improvements, and well-maintained acreage, this property is an outstanding opportunity for anyone seeking a private hunting retreat, recreational getaway, or hunting lodge in the heart of Arkansas outdoor country.

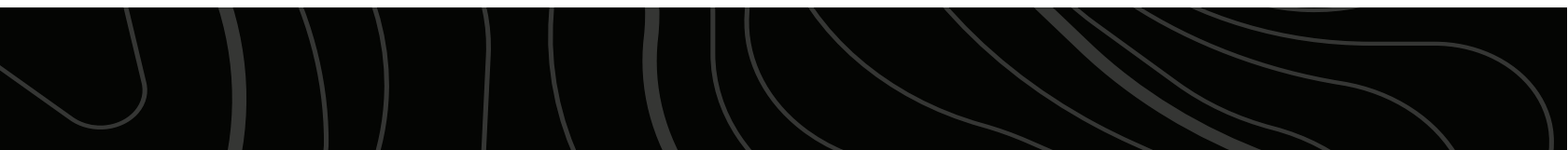
PROPERTY FEATURES

COUNTY: **CROSS** | STATE: **ARKANSAS** | ACRES: **34**

- 34 +/- acres
- Cross County
- Hickory Ridge, Arkansas
- Duck hunter's paradise in the heart of the flyway
- 1,558 square feet, 3 bed and 2 bath house/lodge
- 20'x30' shop
- 40'x50' shop with a 22'x50' lean to
- Meticulously maintained home and land
- 4.5 +/- acre stocked pond with bass, hybrid bream, and catfish
- Another 3.5 +/- acre pond with controllable water structure that can be drained to plant
- Well to irrigate pasture or fill ponds
- Adjoins part of Cache River National Wildlife Refuge on the west line
- Established deer food plot with a history of mature deer harvested

DUCK HUNTER'S PARADISE

Adding to its appeal, the property adjoins a portion of the Cache River National Wildlife Refuge along its western boundary, providing a desirable location in a renowned waterfowl region.



3 BED AND 2 BATH HOUSE



20'X30' SHOP



40'X50' SHOP WITH LEAN TO

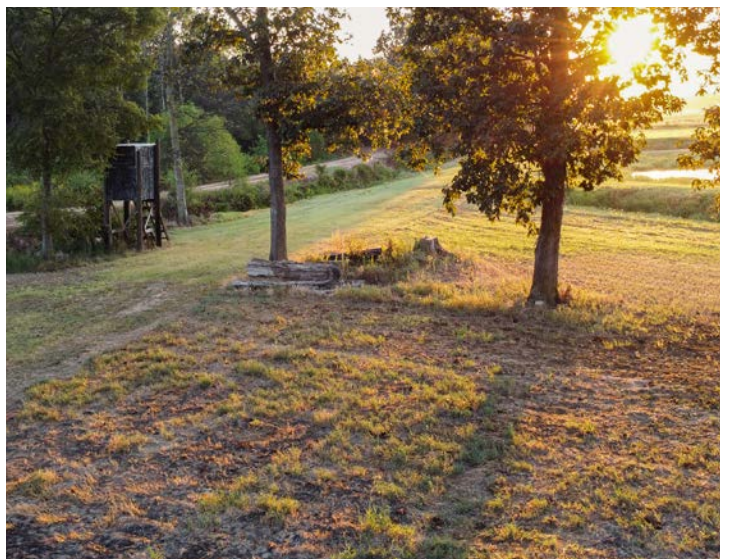
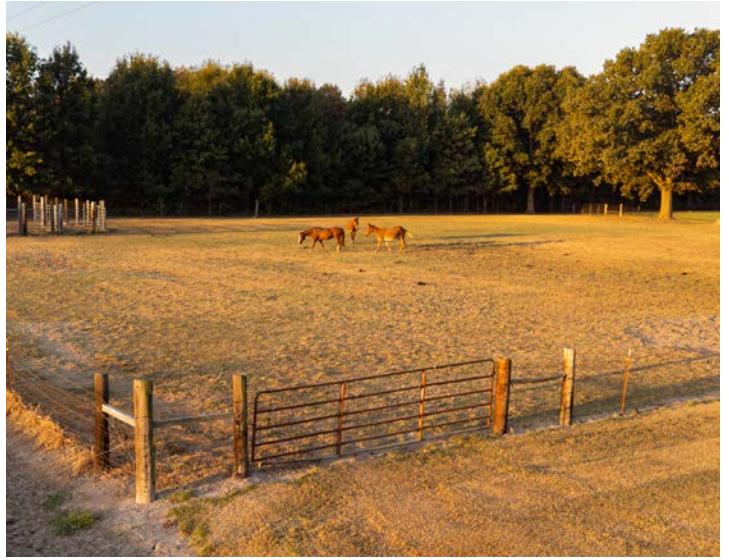


TWO PONDS

Outdoor amenities include a 4.5 +/- acre stocked pond featuring bass, hybrid bream, and catfish, along with an additional 3.5 +/- acre pond equipped with a controllable water structure that can be drained for planting and habitat management.



ADDITIONAL PICTURES



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 26' 25.6, -91° 1' 14.78

6-9N-1E
Cross County
Arkansas

0ft 945ft 1889ft



10/15/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 1.0

Min: 216.7

Max: 228.6

Range: 11.9

Average: 221.2

Standard Deviation: 1.48 ft

0ft 324ft 648ft

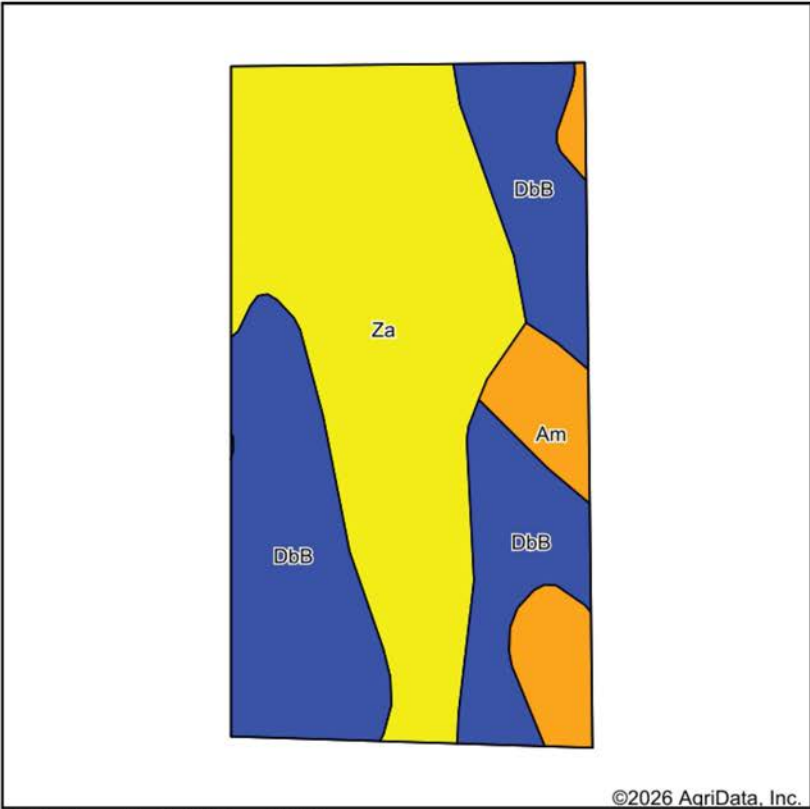


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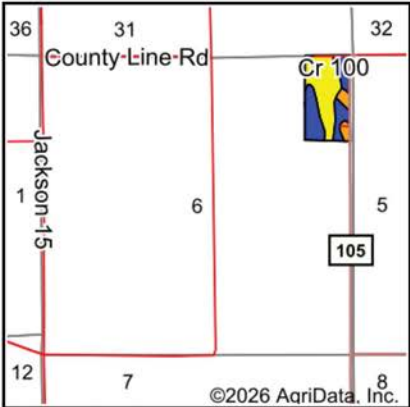
6-9N-1E
Cross County
Arkansas

Boundary Center: 35° 26' 25.6, -91° 1' 14.78

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Cross**
Location: **6-9N-1E**
Township: **Hickory Ridge**
Acres: **33.12**
Date: **10/15/2026**



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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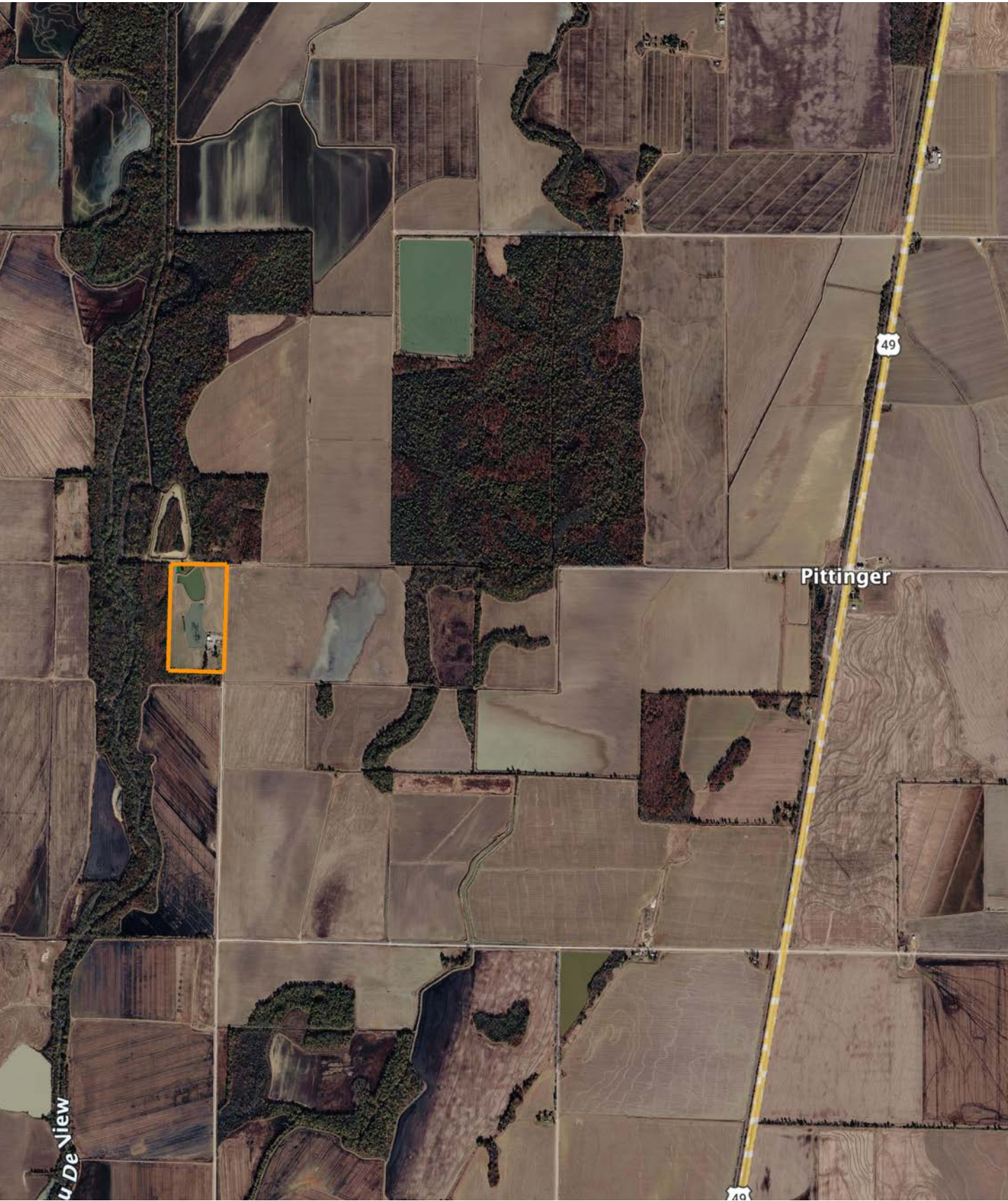
Area Symbol: AR037, Soil Area Version: 25

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
Za	Zachary silt loam	16.19	48.9%		IVw	21	6	2	17
DbB	Dubbs fine sandy loam, 0 to 3 percent slopes	13.61	41.1%		Ile	76	59	53	76
Am	Alligator silty clay loam	3.32	10.0%		IIIw	50	38	39	50
Weighted Average					3.08	*n 46.5	*n 31	*n 26.7	*n 44.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

At the heart of Arkansas' vibrant land sales market is Tanner K Hoke, a land agent with Midwest Land Group who brings a fresh perspective and a deep-rooted passion for the land to every transaction. Tanner's journey from the fields of Jonesboro, where he was born, to his current home in Paragould, where he lives with his wife Jessie and their children, Hallie and Hudson, is a testament to his commitment to the Arkansas community and its land. His upbringing in a region known for its rich agricultural heritage, has equipped him with a unique blend of skills and insights invaluable to both buyers and sellers in the land market.

Tanner's approach to land sales is deeply influenced by his personal passions and professional experiences. With over a decade of involvement in row crop farming and a lifetime spent hunting across the country, Tanner has cultivated an extensive knowledge of land value, wildlife management, and agricultural practices. His hobbies, which include everything from snow skiing to land improvement, not only enrich his life but also enhance his ability to connect with clients over shared interests, making him a relatable and trusted advisor in their land transactions.

What distinguishes Tanner in the competitive field of real estate is his philosophy that every sale is an opportunity to forge lasting relationships, not just complete a business transaction. His personable nature and extensive network are invaluable assets in bringing together buyers and sellers, creating matches that fulfill dreams and respect the intrinsic value of the land. For those seeking to navigate the complexities of buying or selling property in Arkansas, Tanner Hoke offers not just his services, but a partnership grounded in respect, passion, and a shared love for the great outdoors.



TANNER HOKE,
LAND AGENT

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