

MIDWEST LAND GROUP PRESENTS

105 ACRES IN

LAWRENCE COUNTY ARKANSAS



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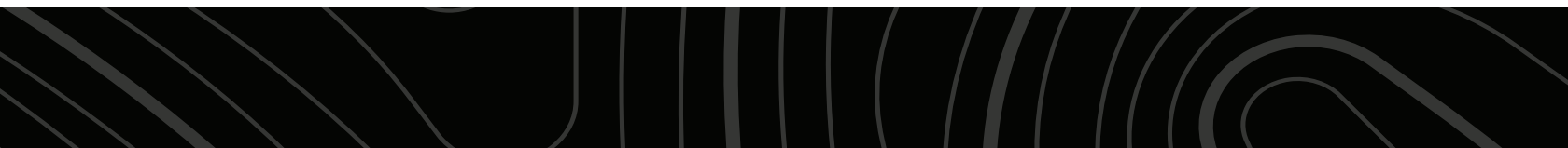
STRAWBERRY RIVER FARM AND WATERFOWL RETREAT

This 105.75 +/- acre tract offers a unique combination of productive farmland and outstanding waterfowl hunting potential. With 88.06 FSA base acres, precision leveling, a history of rice and soybean production, and a brand-new re-lift, the property is well equipped for continued farming. Over 3/4 mile of new underground irrigation pipe and six strategically placed new risers provide excellent water management and irrigation capabilities, while a new levee offers 360-degree access around the field.

The recreational side of this property is where it really stands out. Approximately 1.2 miles of Strawberry River frontage runs along the north, west, and south boundaries, with the property located just 1.3 miles south of Shirey Bay Rainey Brake WMA and 2 miles west of the Black River. Located in a well-known area for wintering waterfowl and within a major waterfowl flyway, the property has been strategically improved for duck hunting, including a 3 acre willow wetland in the

middle of the field that sets up perfectly for a blind. A strategically placed mound with two risers also provides an ideal location for a duck pit, while the new risers allow for better water control and the ability to keep water from freezing during the season. The river frontage and surrounding habitat also provide opportunities for deer hunting.

Located just 1.5 miles down CR 348 off Highway 361 and only 1/2 mile south of the Riverview School Access Boat Ramp, this property offers convenient access to both the farm and the surrounding waterways. New drain pipes provide additional water management, while the combination of irrigated farmland, river frontage, managed water, and nearby public hunting areas creates an excellent setup for someone looking to own a productive farm with serious recreational potential. Whether you're looking for agricultural income, a quality waterfowl property, or a combination of both, this tract has the improvements and location to make it happen.



PROPERTY FEATURES

COUNTY: **LAWRENCE** | STATE: **ARKANSAS** | ACRES: **105**

- 105.75 +/- deeded acres
- 88.06 FSA base acres
- Precision-leveled
- Brand-new re-lift
- Over 3/4 mile of new underground irrigation pipe laid
- 6 new risers set strategically for irrigation and water management for waterfowl hunting
- New drain pipes
- New levee constructed with 360-degree access
- 1.5 miles down gravel (CR 348) off Highway 361
- History of rice and soybean rotation
- 1.2 miles of Strawberry River frontage along north, west, and south boundaries
- 1.3 miles south of Shirey Bay Rainey Brake WMA
- 2 miles west of Black River
- Located in a major waterfowl flyway
- 1/2 mile south of the Riverview School Access Boat Ramp
- Blind & pit locations
- 50 miles from Jonesboro
- 121 miles from Memphis



105.75 +/- DEEDED ACRES

This 105.75 +/- acre tract offers a unique combination of productive farmland and outstanding waterfowl hunting potential. With 88.06 FSA base acres, precision leveling, a history of rice and soybean production, and a brand-new re-lift, the property is well equipped for continued farming.



1.2 MILES OF STRAWBERRY RIVER FRONTAGE



HISTORY OF RICE AND SOYBEAN ROTATION



EXCELLENT WATER MANAGEMENT

Over 3/4 mile of new underground irrigation pipe and six strategically placed new risers provide excellent water management and irrigation capabilities, while a new levee offers 360-degree access around the field.



HUNTING OPPORTUNITIES

Located in a well-known area for wintering waterfowl and within a major waterfowl flyway, the property has been strategically improved for duck hunting, including a 3 acre willow wetland in the middle of the field that sets up perfectly for a blind. The river frontage and surrounding habitat also provide opportunities for deer hunting.



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 35° 54' 24.14, -91° 14' 25.17

0ft 524ft 1048ft

30-15N-2W
Lawrence County
Arkansas



10/6/2026

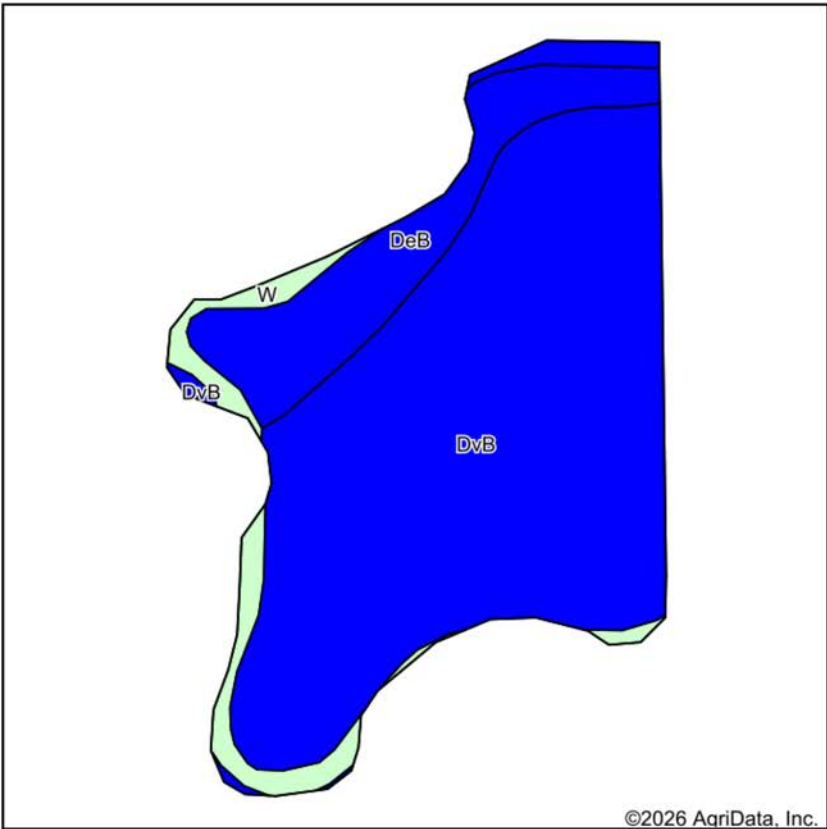


Maps Provided By:

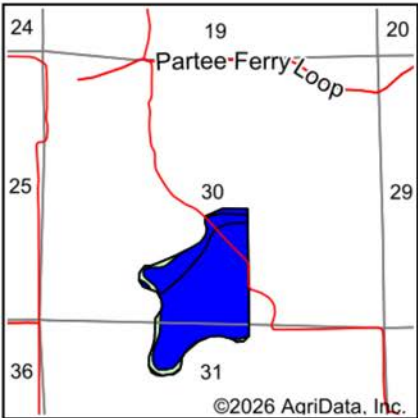


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SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Lawrence**
Location: **30-15N-2W**
Township: **Morgan**
Acres: **102.23**
Date: **10/6/2026**



Maps Provided By:



Area Symbol: AR075, Soil Area Version: 22									
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
DvB	Dundee silt loam, gently undulating	80.01	78.3%		llw	82	73	64	82
DeB	Dubbs silt loam, 1 to 3 percent slopes	15.57	15.2%		lle	84	70	60	84
W	Water	6.65	6.5%						
Weighted Average					*-	*n 77	*n 67.8	*n 59.2	*n 77

*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.

OVERVIEW MAP



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

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