



HaagBrown
AG DIVISION
FARM • RANCH • LAND

CRATE LEGACY FARM

+/- 203 HIGH-YIELD PRODUCING FARM LAND



JORDAN@HAAGBROWN.COM | NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

OVERVIEW

PRICING :: \$9,500 / AC

Haag Brown is proud to offer The Crate Legacy Farm, which consists of approximately **+/- 203.86 ACRES** of premium farm ground located in Poinsett County, Arkansas. The Farm is conveniently situated Southeast of Trumann off of I-555, between the historically prosperous farming communities of McCormick & Stacy.

The Farm is split into **THREE TRACTS** with the North Farm consisting of two adjacent +/- 40 acre tracts and the South Farm consisting of one +/- 123 acre tract.

This is a turnkey-ready farm that is well irrigated, drained, and leveled and has **HIGH YIELD-PRODUCING POTENTIAL** whether you want to plant cotton or continue the corn and soybean rotation of the current tenant. Located in the heart of the Delta, in a prosperous farming region, this is a great investment opportunity or perfect addition to your current farming operations.

LAND

TOTAL ACRES: 203.86

TILLABLE ACRES: 191.89

MINERAL RIGHTS

Transferred with Ownership

FARMING CONTRACT

Crop Share Lease for the 2023 Crop Year

corn



soybeans



cotton



CROP HISTORY



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LOCATION



TRUMANN, AR
POPULATION :: 7,400



BAY DITCH

RODEN RD

Maple Grove
Baptist Church

PROMISE LAND LN

Nea parking lot
maintenance Trumann...

242

209

209

209

209

STUCKEY LN

242



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NORTH FARM

TRACT 1 :: 40 AC | 36.41 TILLABLE

TRACT 2 :: 40.02 AC | 36.88 TILLABLE

PROMISE LAND LN

JOHNSON RD

TRACT 2

TRACT 1



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NORTH FARM

IRRIGATION




HB
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NORTH FARM

SOIL MAP

Summary

Soil Description	% of Field
 Dundee silt loam, 0 to 2 percent slopes	24.0%
 Mhoon silt loam	76.0%



SOUTH FARM

123.84 TOTAL AC | 118.6 TILLABLE

HWY 214

BAY DITCH

STUCKEY LN

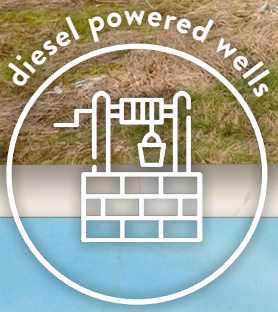


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SOUTH FARM

IRRIGATION



SOUTH FARM

SOIL MAP

Ditch
Number 77

PROMISED LAND LN

RED DITCH LN

209

242

242

STUCKEY LN

Summary

Soil Description	% of Field
<div></div> Dundee silt loam, 0 to 2 percent slopes	21.3%
<div></div> Mhoon silt loam	72.4%



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CONTACT

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JORDAN LEATHERMAN

Ag Division Brokerage



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Jordan Leatherman leads HB Ag, a division of Haag Brown Commercial that is focused on listing and selling Agricultural properties. With the goal of being the top Ag brokerage team in Arkansas, HB Ag will exclusively list and sell farm, ranch, & recreational properties.

Jordan was born and raised on a diversified row crop and livestock farm, spending his earliest years with his grandpa on the tractor, working the fields, and checking cows. Since then, his deep passion for the world of agriculture grew into a professional career where he has spent the last 10+ years managing his own livestock merchandising company based out of Northeast Arkansas.

His deep-rooted connections and experience in the Ag world allow him to easily identify and meet the needs of clients looking to sell or acquire agricultural properties.

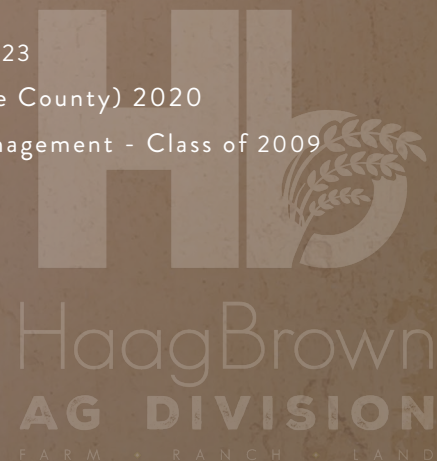
Jordan enjoys spending time with his wife, Katie, and their three kids. They enjoy being outdoors on the family farm, traveling the state and country attending youth livestock shows, and being active in their church.

ACHIEVEMENTS

Owner - Final Drive Genetics, LLC : 2012-2023

Arkansas Farm Bureau - Farm Family of the Year : (Greene County) 2020

Huntington University : B.S. in Entrepreneurial Small Business Management - Class of 2009



NATHAN ELLER

Executive Broker - Net Leased Investments



Nathan Eller, an executive broker at Haag Brown Commercial Real Estate & Development, specializes in representing buyers and sellers of investment real estate. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on the process of buying and/ or selling income producing commercial property. In an ever changing tax environment, Nathan additionally aids his clients in the process of exploring how they might mitigate their tax liability through real estate investing. He enjoys assisting buyers in making the best investment decision for themselves, their company, and their family. Nathan takes every deal personal,

having a passion for finding ways to get income properties sold through investor relationships, networking and the unique marketing strategies at Haag Brown Commercial. Nathan has settled into his role having closed on more than \$150,000,000 of transactions since 2016.

Nathan loves Jesus and enjoys being with his beautiful wife and four children, spending time with family and friends, hiking, fishing, hunting, the outdoors, baseball, and traveling.

nathan@haagbrown.com

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SIGNIFICANT TRANSACTIONS

STARBUCKS :

Bentonville, AR
Conway, AR
Jonesboro, AR

ROCK DENTAL BRANDS :

North Little Rock, AR
Little Rock, AR
Jonesboro, AR
Paragould, AR

SLIM CHICKENS :

Little Rock, AR : Russellville, AR

TOMMY'S EXPRESS CARWASH :

Jonesboro, AR

TACOS 4 LIFE :

Jackson, TN
Little Rock, AR
Jonesboro, AR
Benton, AR

BENJAMIN EDWARDS :

Jonesboro, AR

FREDDY'S :

Siloam Springs, AR

PETSMART CENTER :

Jonesboro, AR

SKETCHERS CENTER :

Jonesboro, AR

AT&T :

Fayetteville, AR
Malvern, AR
Stuttgart, AR

FEDEX :

Fayetteville, AR

ASPEN DENTAL :

Russellville, AR

CLIENT TESTIMONIALS

My experience with Nathan Eller was the best I have had in 45 years of buying commercial real estate. Nathan is the perfect gentleman. He is tenacious, and he carried out my wishes - even when it cost him money." — Roland Whatcott (Seller)

"We approached Haag Brown to list our property because of their reputation. Nathan helped us through the entire process from start to finish. He quickly had 5 offers for us to consider. One thing that impressed me was how personal he took the assignment of listing and selling the property. I found the experience seamless and enjoyable. I would recommend Nathan and Haag Brown to people who have a need or interest in selling an investment property." — Randal Caldwell (Seller)

"When faced with time constraints and a rapidly changing real estate landscape, Nathan was able to identify multiple high quality properties that met our investment goals, and help us navigate the decision process of narrowing it down to the best one. This property was an incredible opportunity that would not have been possible without the connections and knowledge Nathan has in this market." — Kolin Weaver (Buyer)

"Having the opportunity to work with you over the last three years, we can not tell you how impressed we have been with you and ownership (Josh & Greg) at Haag-Brown Commercial Real Estate & Development. The level of real estate depth-expertise and the willingness to work with us both as a buyer and partner in real estate transactions has cemented our long-term relationship. We are excited and look forward to working together on additional projects and acquisitions with you, Josh, Greg and your colleagues at Haag-Brown." — Meredith Bagby (Buyer)

"I recently sold some farmland and decided to invest some of the money in commercial property. I visited with the people at Haag Brown Real Estate and they paired me with Nathan. He did an outstanding job of presenting lots of options for me to look at. He was very thorough throughout the entire process and did a great job of following through and taking care of the details." — David Hodges (Buyer)

ACHIEVEMENTS

CCIM : Certified Commercial Investment Member

Triple Diamond Award : (\$21MM+ in Volume) - 2018, 2019, 2020, 2021

Double Diamond Award : (\$14MM+ in Volume) - 2016, 2017

Henderson State University : BBA in Management - Class of 2013