



FARMLAND DEVELOPER FARM

272 ACRES | JACKSON COUNTY, AR



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

OVERVIEW

Haag Brown Ag Division is proud to offer The Farmland Developer Farm, which consists of approximately +/- **272.29 ACRES** of multi-purpose farm & recreational use ground located in Jackson County, Arkansas. The farm is conveniently located just southwest of the US Hwy 67 and AR Hwy 226 intersection.

The current owners have developed this into a turn key operation. The farm is **PRECISION LEVELED** with drivable farm roads surrounding the entire tract. With a Diesel Powered Well, Relift, Weir, Riser, and a Tailwater Recovery System this farm is well irrigated and drained to help maximize your investment.

In addition to the row crop portion of the farm there are **3 DUCK PITS** strategically located for easy access for personal use or an additional revenue stream opportunity.

LAND

TOTAL ACRES: 272.29
TILLABLE ACRES: 243.56

MINERAL RIGHTS

Transferred with Ownership

FARMING CONTRACT

Current Owner would be open to a
3 year Lease Back Option at \$50,000/year

DCP CROP DATA BASE ACRES

33.40 | Wheat
3.20 | Grain Sorghum
57.10 | Soybeans
134.10 | Rice-Long Grain
12.70 | Rice-Medium Grain

PRICING

\$1,876,800

rice



soybeans



CROP HISTORY



HaagBrown
AG DIVISION
FARM · RANCH · LAND

LOCATION

120 JACKSON RD 606, SWIFTON, AR, 72471

CASH, AR
POPULATION :: 281

226

to Swifton

67

Worley Cemetery

226

226

226

226

241

Cash City Hall

Citgo

Cash

281

263

264

Johnson Cemetery

255

262

264

246

246

243

281

263

Cache River

Sunny Valley Church

Snow Goose

67

268

271

Redd Cemetery

261

270

18

250

282

268

281



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LOCATION

120 JACKSON RD 606, SWIFTON, AR, 72471



JACKSON 605

JACKSON 74

67



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FEATURES

SOUTHWESTERN CORNER



tailwater recovery system



weir



diesel powered relift



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FEATURES



rice

duck pit



diesel powered well



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SOIL MAP

Soil Description	% of Field
Amagon and Forestdale silt loams	0.6%
Crowley silt loam	33.5%
Dundee silt loam, 0 to 1 percent slopes	20.9%
Foley-Calhoun complex, 0 to 1 percent slopes	2.3%
Jackport silty clay loam, 0 to 1 percent slopes	42.3%
Lafe silt loam	0.3%





CONTACT

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LAND AGENT

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CONTACT

NATHAN ELLER

EXECUTIVE BROKER

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JORDAN LEATHERMAN

Land Agent :: Ag Division Brokerage



jordan@haagbrown.com

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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.

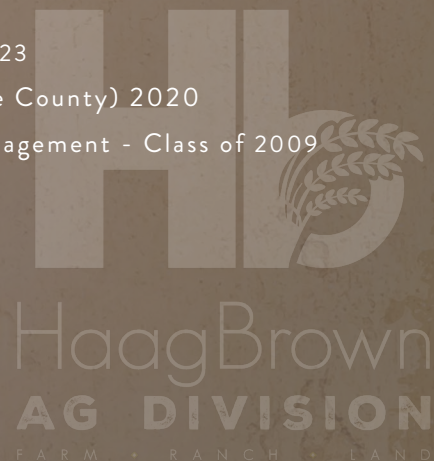
Jordan enjoys spending time with his wife, Katie, and their three kids. They enjoy being outdoors on the family farm, traveling the state and country attending youth livestock shows, and being active in their church.

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 & Ag Division Brokerage



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 \$225,000,000 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

870.336.8000



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, 2022

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

Henderson State University : BBA in Management - Class of 2013

