



HaagBrown
AG DIVISION
FARM • RANCH • LAND

CACHE RIVER 100

100 ACRES | CRAIGHEAD COUNTY, AR



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

OVERVIEW

Haag Brown Ag Division is thrilled to present an extraordinary **100 +/- ACRE RECREATIONAL PROPERTY** in Craighead County, Arkansas, just southwest of Cash. This unique tract boasts 80 +/- acres of tillable land, making it a versatile canvas for recreational enthusiasts, specifically catering to those passionate about duck and deer hunting. Accessed via a common road off Bo Johnson Rd, this property is strategically located for both convenience and connectivity.

Nestled along the serene Cache River, the picturesque landscape creates a captivating setting for outdoor pursuits. Approximately **20 acres of wooded areas** provide an ideal habitat for deer hunting, offering a thrilling experience amidst the natural beauty of the property. What sets this tract apart is the presence of levees surrounding the entire property, providing the perfect opportunity to flood the area for an unparalleled duck hunting experience.

This recreational haven, with its focus on hunting opportunities, presents a **rare and valuable investment for outdoor enthusiasts**. The property's combination of tillable acres, wooded areas for deer hunting, and the potential for duck hunting make it an ideal destination for those seeking a retreat that seamlessly blends functionality with recreational appeal.

Situated in the heart of Craighead County, AR, this property is a testament to the untapped potential for hunting adventures in the region. Don't miss the chance to own this exclusive recreational tract, tailor-made for those who appreciate the thrill of duck and deer hunting in a fascinating natural setting.

LISTING PRICING

\$499,000

TOTAL ACRES

+/- 100

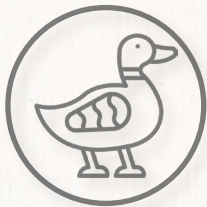
TILLABLE ACRES

+/- 80

[VIEW ON GOOGLE MAPS](#)

REC. USE

duck hunting



deer hunting



row crop



CROP HISTORY

rice



soybeans



wheat



LOCATION

PRIME 100 AC ALONG CACHE RIVER

CASH, AR
POPULATION :: 281



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PROPERTY

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NE



*Soil Map Available Upon Request

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HaagBrown AG DIVISION

“Our mission at Haag Brown Ag is to be the best commercial agriculture real estate brokerage company while leading our clients to success. Our mission is to put our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Ag is the region’s authority on listing & selling commercial land in Jonesboro and Northeast Arkansas. As a division of Haag Brown Commercial, we have experience and the expertise needed to sell farm, ranch, and recreational land. Information to make the most informed decision is of upmost value to our clients. We have the character, experience & education needed to be the best commercial agriculture brokerage firm in our region for advising on commercial real estate investments.

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JORDAN LEATHERMAN

Land Agent :: Ag Division Brokerage



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870.336.8000

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.

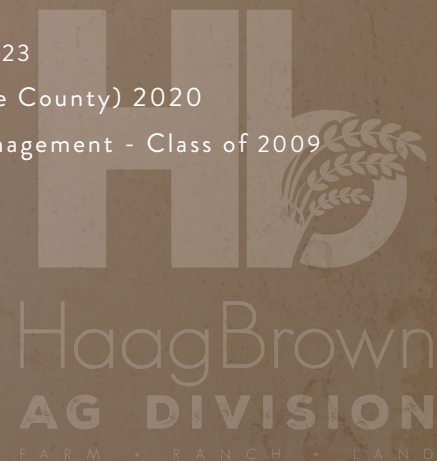
Jordan enjoys spending time with his wife, Katie, and their three kids. They enjoy being outdoors on the family farm, traveling the state and country attending youth livestock shows, and being active in their church.

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



Nathan Eller is an executive broker at Haag Brown, specializing in representing buyers and sellers of commercial and ag investments. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on portfolio diversification strategies as they move through the process of buying and/or selling income-producing ag or commercial property. He enjoys assisting buyers in making the best investment decisions for themselves, their company, and their family.

Nathan takes every deal personally, having a passion for finding ways to add value to clients and build their real estate portfolio. He enjoys finding ways to list and sell properties through investor relationships, networking and the unique marketing strategies at Haag Brown. Nathan has settled into his role having closed on more than \$240,000,000 of transactions since 2015.

Nathan loves Jesus and enjoys being with his beautiful wife and children, spending time with family and friends, 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

Transaction Volume Exceeding : \$240,000,000

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