



HaagBrown
AG DIVISION
FARM • RANCH • LAND

HARD TIMES FARM

600 ACRES | CRAIGHEAD COUNTY, AR



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

OVERVIEW

PRICING

\$ 4,050,000

Haag Brown Ag Division is proud to offer **THE MUD CREEK FARM**, a tremendous investment opportunity, which consists of approximately +/- 600 total acres and +/- 533 tillable acres of precision leveled and fully developed farm ground in Craighead County, Arkansas.

The current owner has spent countless hours developing this farm into a high producing turn key operation. This efficiently irrigated land is highlighted by 7 wells, 19 risers and an immense amount of underground piping connecting it all together. With 2 relift pumps, multiple weirs, and 2 separate tailwater recovery systems the farm utilizes the Mud Creek that flows through the property to maximize irrigation and drainage. This farm also comes with **80,000 BUSHELS OF GRAIN STORAGE** and a 60x60 with a 30x60 lean-to machine shed to store your equipment.

Nestled in the heart of Crowleys Ridge just **FIVE MILES NORTH** of downtown Jonesboro, there is a vast amount of future residential development opportunity to even further maximize your investment in years to come.

LAND

TOTAL ACRES

+/- 600 | \$6,750 PER ACRE

TILLABLE ACRES

+/- 533 | \$7,600 PER ACRE

MINERAL RIGHTS

TRANSFERRED WITH OWNERSHIP

FARMING CONTRACT

OPTION 1

CURRENT TENANT WILL LEASEBACK FOR 5-7 YEARS

OPTION 2

OWNER POSSESSION FOLLOWING 2023 CROP YEAR

rice



soybeans



corn



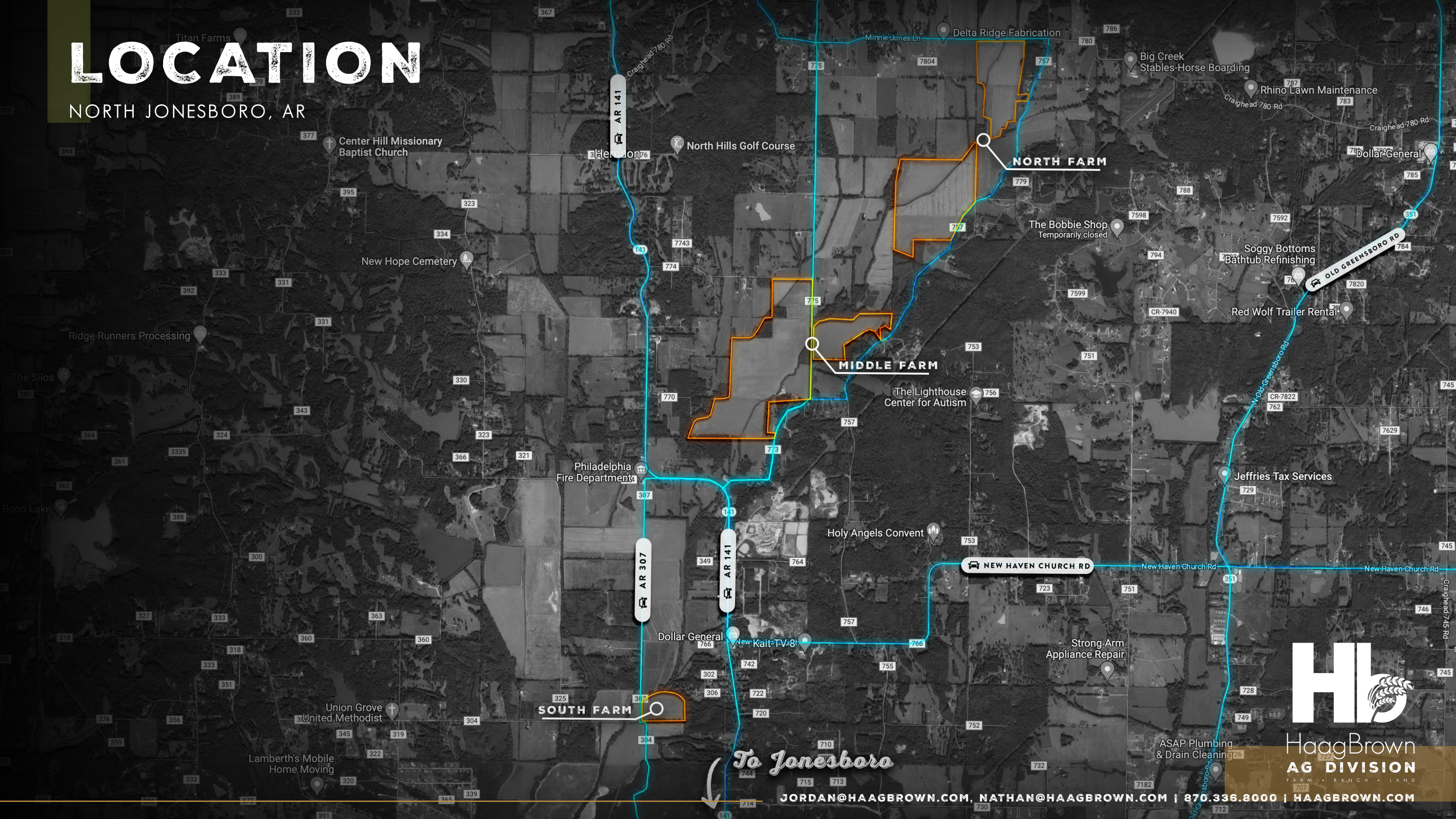
CROP HISTORY



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LOCATION

NORTH JONESBORO, AR



NORTH FARM

MIDDLE FARM

SOUTH FARM

To Jonesboro



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NORTH FARM



3 DIESEL WELLS
1 ELECTRIC WELL



9 RISERS



DIESEL RELIFT



COUNTY ROAD 780

COUNTY ROAD 757



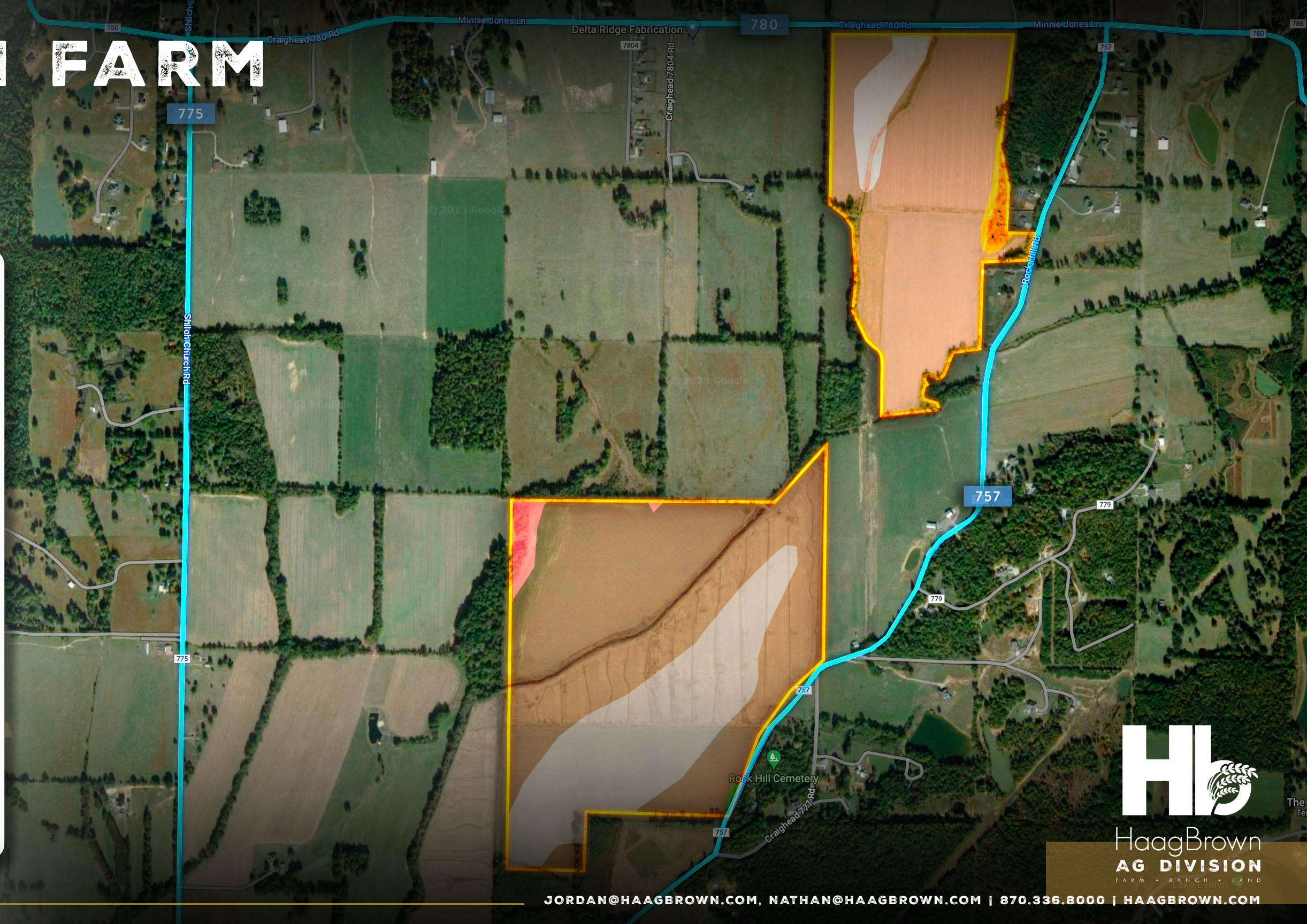
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NORTH FARM

SOIL MAP






Summary



Soil Description	% of Field
Calloway silt loam, 1 to 3 percent slopes	5.0%
Collins silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	73.1%
Falaya silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	20.5%
Loring silt loam, 3 to 8 percent slopes, west, upland phase	0.1%
Memphis silt loam, 12 to 40 percent slopes	1.3%
Brandon-Saffell association, moderately steep	0.2%



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MIDDLE FARM

-  1 DIESEL POWERED WELL
1 ELECTRIC WELL
-  8 RISERS
-  5 GRAIN BINS
-  MACHINE SHED
-  RELIFT



NORTH FARM

COUNTY ROAD 775

COUNTY ROAD 757

COUNTY ROAD 773



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MIDDLE FARM

CONT'D



8 RISERS

1 DIESEL POWERED WELL
1 ELECTRIC WELL



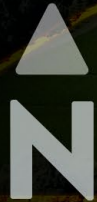
5 GRAIN BINS



MACHINE SHED



RELIFT



COUNTY ROAD 775

COUNTY ROAD 773



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MIDDLE FARM



MACHINE SHED



5 GRAIN BINS



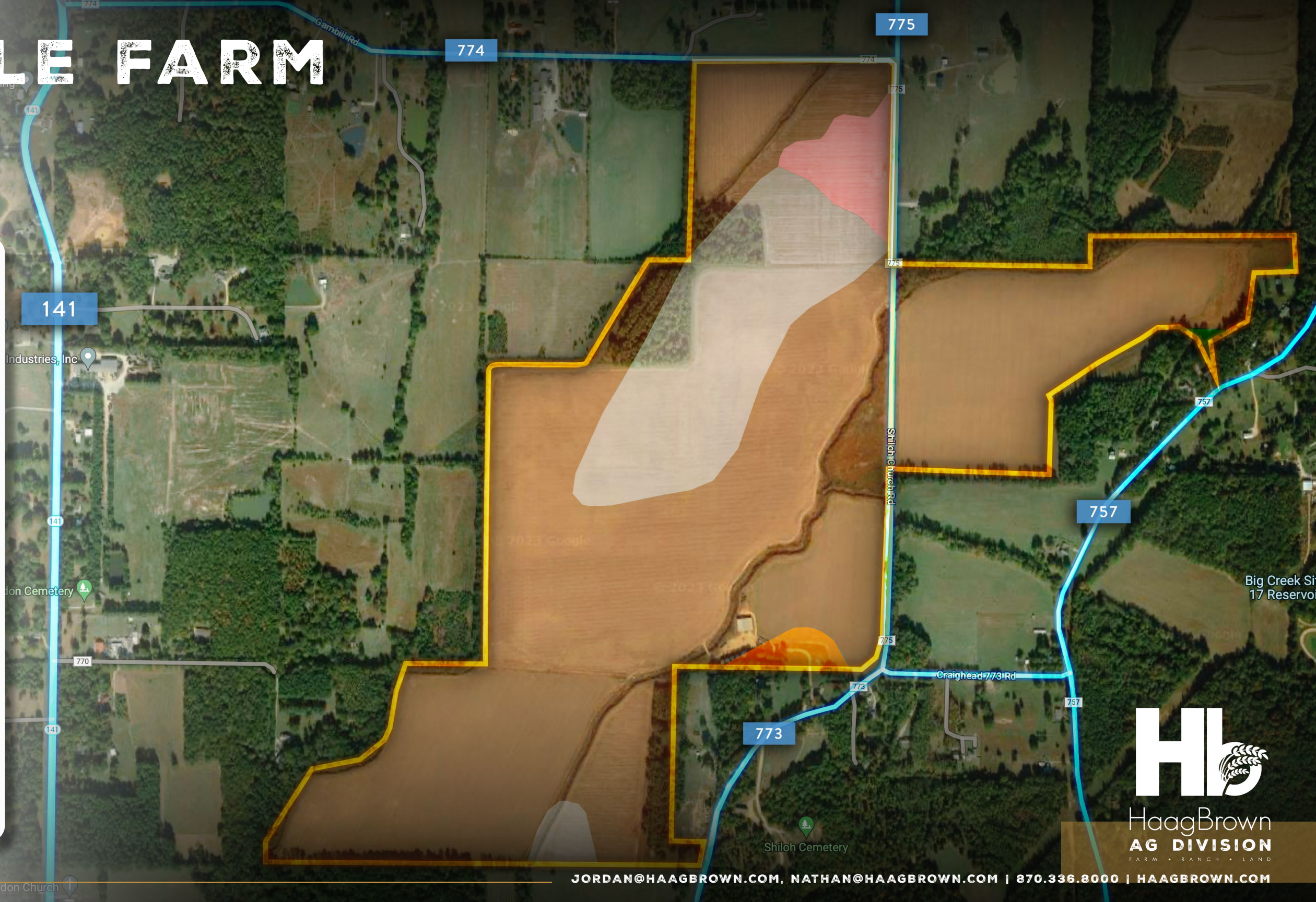
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MIDDLE FARM

SOIL MAP

Summary

Soil Description	% of Field
● Calloway silt loam, 1 to 3 percent slopes	2.0%
● Collins silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	80.4%
● Falaya silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	15.5%
● Loring silt loam, 8 to 12 percent slopes, west	<0.1%
● Memphis silt loam, 12 to 40 percent slopes	1.1%
● Brandon-Saffell association, moderately steep	0.2%
● Calloway silt loam, 0 to 1 percent slopes	0.7%




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SOUTH FARM



1 DIESEL
POWERED WELL



 CRAIGHEAD 307 RD



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SOUTH FARM

SOIL MAP

Summary

Soil Description	% of Field
Collins silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	65.4%
Falaya silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	29.6%
Loring silt loam, 8 to 12 percent slopes, west	5.0%



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JORDAN LEATHERMAN

Land Agent :: 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.

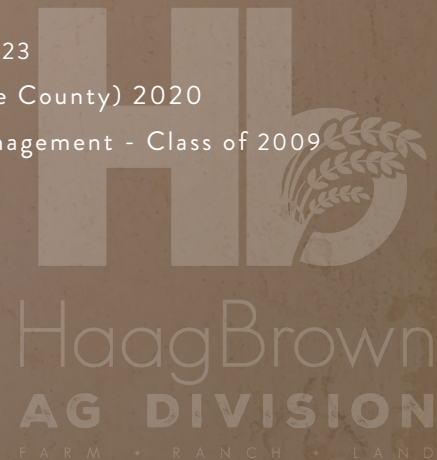
Jordan enjoys spending time with his wife, Katie, and their three kids. They enjoy being outdoors on the family farm, traveling the state and country attending youth livestock shows, and being active in their church.

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 & 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

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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, 2022

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

Henderson State University : BBA in Management - Class of 2013

