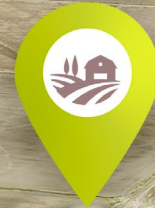


FOR  
SALE

# SPF WEINER, LLC FARM

±1,048 AC FARM ON SWAN POND ROAD IN WEINER, AR



HaagBrown  
COMMERCIAL  
AG DIVISION

870.336.8000

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JORDAN LEATHERMAN | LAND AGENT

JORDAN@HAAGBROWN.COM

JOSHUA BROWN | CO-FOUNDER

JOSH@HAAGBROWN.COM

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## PROPERTY OVERVIEW

Haag Brown Ag is excited to present the SPF Weiner Farm, a unique investment opportunity with a rare, large contiguous block of farm ground. This ±1,048-acre surveyed tract, located east of Weiner in Poinsett County, AR, boasts a strong history of rice and soybean production. The property is fully irrigated with wells, relifts, and risers strategically placed throughout the farm, ensuring maximum productivity. Currently farmed by a reliable tenant under a 75/25 crop share agreement, the lease has 3 years remaining, making it a stable, income-producing asset.

In addition to its agricultural potential, this property offers untapped recreational opportunities. The ± 94-acre reservoir on-site, ± 35 acres of timber in the northeast corner of the property, and its proximity to the renowned Claypool Reservoir, just 1.5 miles away, provides additional income possibilities. The current owner has made significant farm improvements over the last several years, including upgrades to roadways, irrigation systems, and the recent leveling of 444 acres. The main farmstead includes a 1,400 sq. ft. house, multiple equipment storage sheds, and grain bin storage with a 80,000-bushel capacity. Another standout feature is the small airplane hangar with a well-maintained grass runway located on the east end of the property, adding even more versatility to this impressive investment opportunity.

## TOTAL SURVEYED ACRES

±1,048 AC | ~~\$8,500,000~~

**\$7,950,000**

## FSA INFO

CLICK LINKS TO VIEW FILES

[FSA-156EZ Form 1](#)

[FSA Map 1](#)

[FSA-156EZ Form 2](#)

[FSA Map 2](#)

## CROP HISTORY

2023

Rice: 216 bushels/acre dry  
Beans: 57 bushels/acre

2024

Rice: 219 bushels/acre dry  
Beans: 45.2 bushels/acre



Farmstead

DRONE FACING SOUTH



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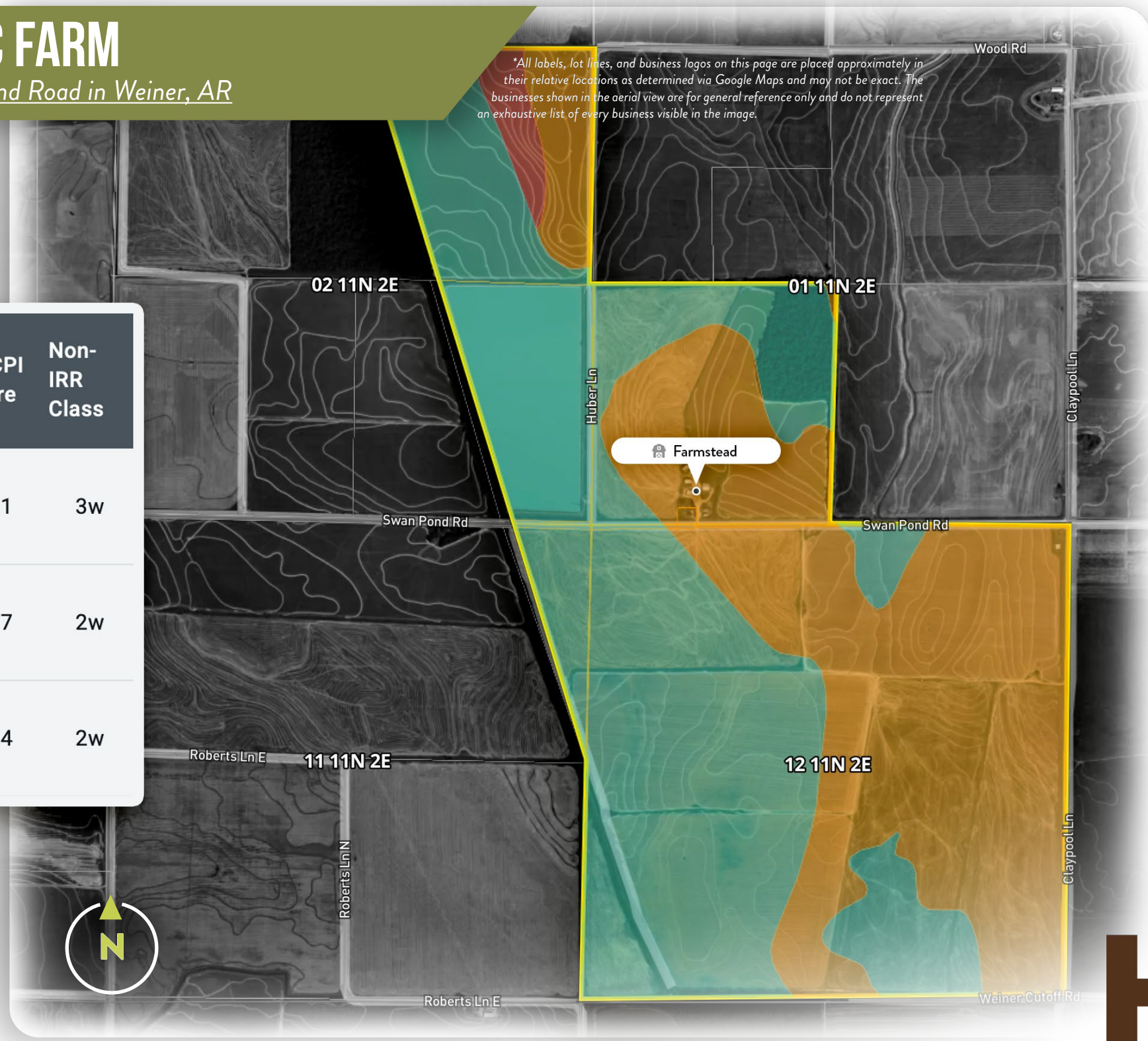
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Soil Code	Soil Description	% of Field	NCCPI Score	Non-IRR Class
He	Henry silt loam, 0 to 1 percent...	54.7	57.1	3w
Hm	Hillemann silt loam, 0 to 1 percent...	43.6	56.7	2w
CaA	Calloway silt loam, 0 to 1 percent...	1.7	58.4	2w



**PRIMARY CONTACT**

**JORDAN LEATHERMAN**  
Land Agent

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**JOSHUA BROWN**  
Co-Founder of Haag Brown Commercial

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Electric Well



Equipment Storage



Equipment & Grain Storage



Equipment Storage Shed



**Farmstead**

## FARMSTEAD OVERVIEW

Within the ±1,048-acre property sits a centrally located farmstead that acts as an easy-to-access hub for all processes on the farm. Within the farmstead are two storage canopies, five grain bins with a 80,000-bushel total capacity, a storage shed, an electric well, and a 1,400-square-foot house.

Swan Pond Rd.



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DRONE FACING NORTH

± 94-Acre Reservoir

 Farmstead

± 35-Acre Timber



FOR  
SALE

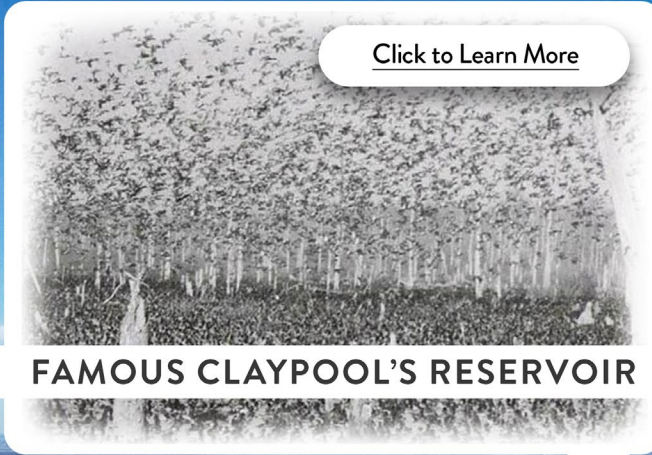
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DRONE FACING NORTHEAST



[Click to Learn More](#)

FAMOUS CLAYPOOL'S RESERVOIR

± 35-Acre Timber

± 94-Acre Reservoir

Farmstead

Plane Hanger w/ Runway



FOR SALE

# SPF WEINER, LLC FARM

±1,048 AC Farm on Swan Pond Road in Weiner, AR

[Click to View Land ID.](#)



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DRONE FACING NORTH



## LEGEND



Electric Well



Diesel Well



Electric Relifts



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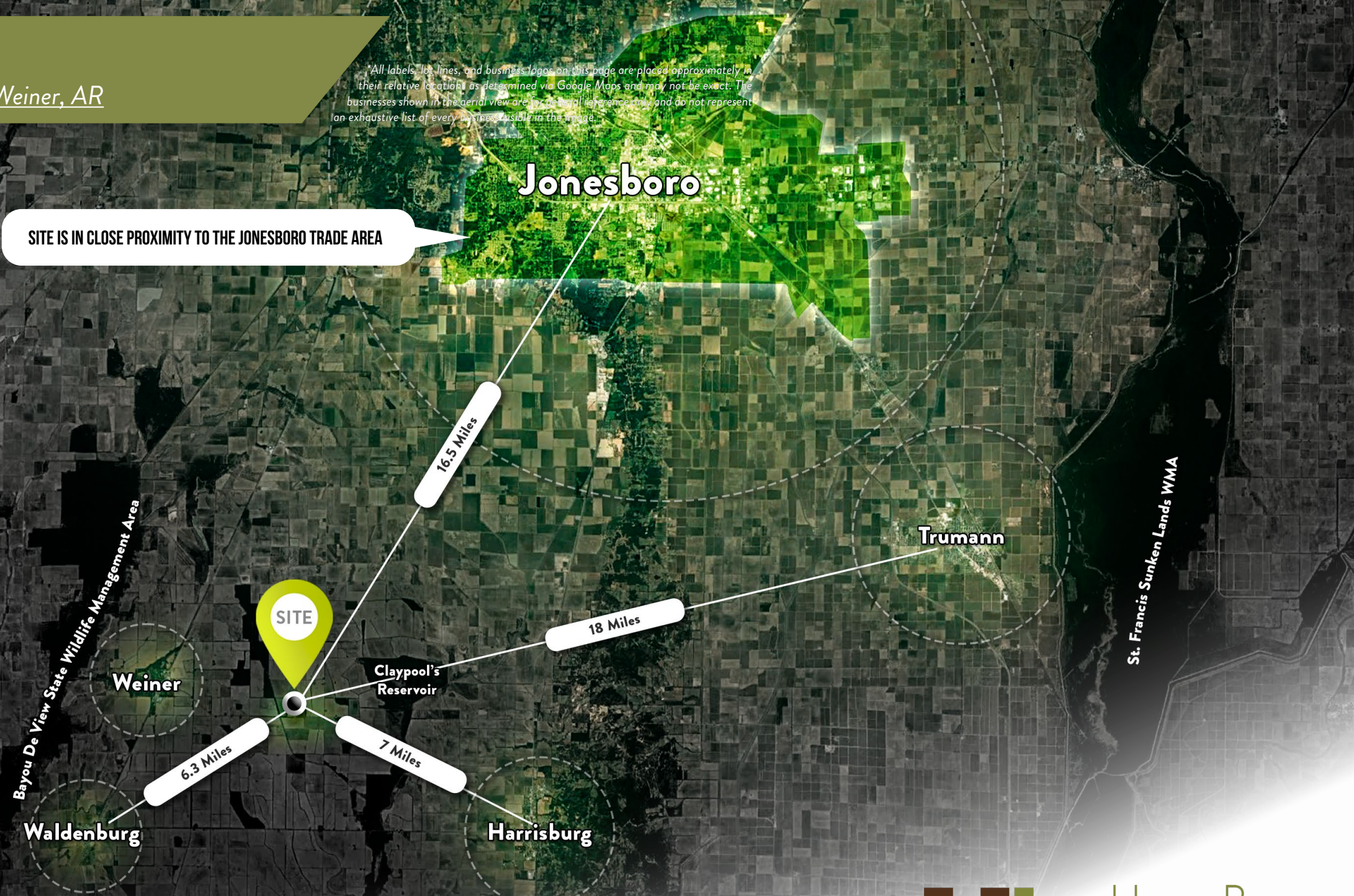
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**SITE IS IN CLOSE PROXIMITY TO THE JONESBORO TRADE AREA**





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## ABOUT CLAYPOOL'S RESERVIOR

Wallace Claypool's Wild Acres project in Weiner, Arkansas, transformed the area into a duck-hunting paradise. Starting in 1941, he invested over \$10,000 annually of his own money to create a 1,351-acre reservoir, building dikes, managing water levels, and cultivating crops for ducks. By 1955, the area saw over 30 shooting zones, up from just five in 1941. By the late 1940s, Wild Acres regularly hosted up to a quarter million ducks, earning Weiner the title "New Duck Capital of the World" by 1954.

Claypool's success was due to his careful management, including limiting shooting to mornings and preventing "burn-out" shooting in the afternoons, allowing ducks to rest. His conservation efforts were so impactful that national conservationists visited to learn from him, and his methods were adopted by the Arkansas Game and Fish Commission.

His dream came true after years of hard work, with Wild Acres becoming a nationally recognized conservation model. Though Claypool passed away, his legacy endures through the ongoing efforts of the subsequent owners, keeping the area a haven for ducks and waterfowlers alike. Wild Acres remains a symbol of Claypool's vision and dedication to waterfowl conservation.

[Click to Learn More](#)

*\*This iconic image was taken in 1956 by George Purvis, the Arkansas Game and Fish Commission's long-time chief of information, and has come to define Arkansas duck hunting. It's simply known as "The Claypool Picture" where every inch of it is nothing but mallards flying above and sitting on the reservoir. It is estimated that over 300,000 mallards were captured in the photograph.*



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“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



[jordan@haagbrown.com](mailto:jordan@haagbrown.com)

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.

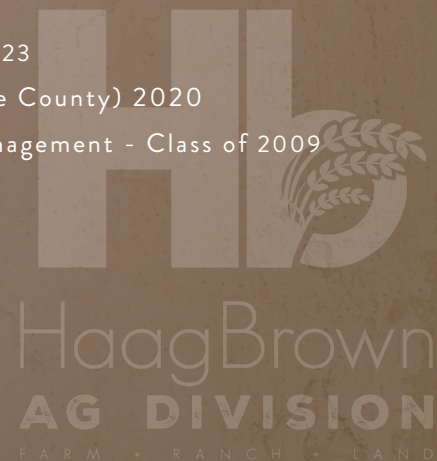
Jordan enjoys spending time with his wife, Katie, and their three kids. They enjoy being outdoors on the family farm, traveling the state and country attending youth livestock shows, and being active in their church.

## 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



# JOSHUA BROWN

PRINCIPAL, CCIM

## I believe...

In the "I am third" principal - Jesus first, others second, self third.

*"Do nothing out of selfish ambition or conceit, but in humility consider others as more important than yourselves. Everyone should look not to his own interests, but rather to the interests of others." Philippians 2:4*

There is no separation between who we are professionally and who we are with our loved ones. Who you are at home is who you will be at work.

Our team should be faithful, serving spouses and exceptional, engaged parents. I believe in creating loyal, lasting business relationships with clients based on the same principals.

We add real tangible value to the businesses, property owners, and brokers we work for and with.

In over-delivering in our world that is full of over-promising.

Ideas are great, but implementation is key. If you can't execute, nothing happens. I believe in making things happen.

## AWARDS & ACHIEVEMENTS

Named to Arkansas 250 every year since the creation of the group in 2017 | Youngest in Arkansas to receive CCIM designation | Arkansas State University College of Business Executive of the Year | ARA Award of Excellence "Triple Diamond Level" (\$21MM+) Recipient every year since 2010 | Arkansas Business' The New Influentials, 20 in Their 20's | Arkansas Business' Arkansas 40 under 40 | Arkansas Money & Politics Top 100 Professionals



CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney  
Featuring Joshua Brown



# 2010

LAUNCHED

## HAAG BROWN COMMERCIAL

Led HBC to be the face of commercial real estate brokerage in Jonesboro for over a decade, with fingerprints on 50+ national retail and restaurant projects in NEA alone.

Former Indian Mall :: 16+ AC Mall/Sears Transformation into The Uptown, Hottest Retail Development in Jonesboro, AR

Fairgrounds Re-Development :: 38 AC Re-Development of the NEA District Fairgrounds Property in the heart of Jonesboro, AR

Phoenix Flyover :: 8+ AC Retail Development along I-540 in Fort Smith, AR

Highland Square Center :: 80,000 SF Re-Development of Longstanding Kmart Space in Jonesboro, AR

# 2016

co-FOUNDER

## HAAG BROWN ASSET MANAGEMENT

Dedicated to advising and representing buyers and sellers of investment real estate across Arkansas.

2400 Building :: 5-Story Office Building & Home of Regions Bank in Jonesboro, AR

Turtle Creek Crossing :: 36,000 SF Retail Center with Strong National Tenants in Jonesboro, AR

Ritter Communications Headquarters :: 33,000 SF Leed Certified Office Building in Jonesboro, AR

Chenal Shopping Center :: 63,000 SF former Kroger Center in Little Rock, AR

Manages Numerous Notable Retail, Office, and Industrial Assets in Arkansas

Over \$150MM of Investment Transactions

50+ 1031 tax exchanges Successfully Completed

Emphasis on Portfolio Diversification, Wealth Management, and Sale Leasebacks

# 2021

co-FOUNDER

## HAAG BROWN INDUSTRIAL

With the vision of being the top industrial brokerage team in Arkansas, HB Industrial acquires existing industrial properties, lists and sells warehouse related properties, and develops modern, e-commerce driven industrial projects.

E-Commerce Park :: Northeast Arkansas' First Ultramodern Logistics, Warehousing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

Formed Real Estate for E-Commerce, LLC for Industrial Development & Acquisitions

Established 3 MM SF E-Commerce Park on I-555 in Jonesboro, AR

Partnered with Hytrol Conveyors on the First 150,000 SF Project within E-Commerce Park

Acquired 41,000 SF FedEx Freight Facility

\$700MM+ CRE Sales / Lease Volume

100+ National Retail & Restaurants in Arkansas

Arkansas Business' Small Business Of The Year In 2016, Finalists in 2012 & 2013

# 2012

co-FOUNDER

## HAAG BROWN DEVELOPMENT

Specializes in expanding many companies throughout the southern United States - Arkansas, Oklahoma, Texas, Missouri, Tennessee, Kentucky, and Mississippi.



100+ Ground-Up Projects In Numerous States

New Unit Development for Starbucks, Slim Chickens, Panera Bread, Freddy's Frozen Custard & Steakburgers, and Chipotle

Emphasis in Carve-Out Development Completing Multiple Deals with Wal-Mart, Kroger and Target

Expert in Shopping Center Re-Development and Creating Premier Lifestyle Oriented Office Developments

# 2018

co-FOUNDER

## HAAG BROWN MEDICAL HOLDINGS

Regional expert on brokering and developing medical related real estate in Arkansas and the contiguous states.

Reserve at NEA Baptist :: 11+ AC Lifestyle Focused Medical Development Adjacent to NEA Baptist Health System Campus in Jonesboro, AR

Reserve At Hill Park :: First Life-Style Oriented Office Development In Jonesboro, AR

NEA Sale Leaseback :: \$17mm Purchase Of 11 NEA Baptist Clinics Across Northeast Arkansas

Formed HB Medical Holdings, LLC for Medical Development & Acquisitions

Over \$50MM in Medical Real Estate Assets

Multiple Ground-Up Urgent Care & Specialized Medical BTS

Over \$200MM in Medical Real Estate Brokerage

# 2023

co-FOUNDER

## HAAG BROWN AG

Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.



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