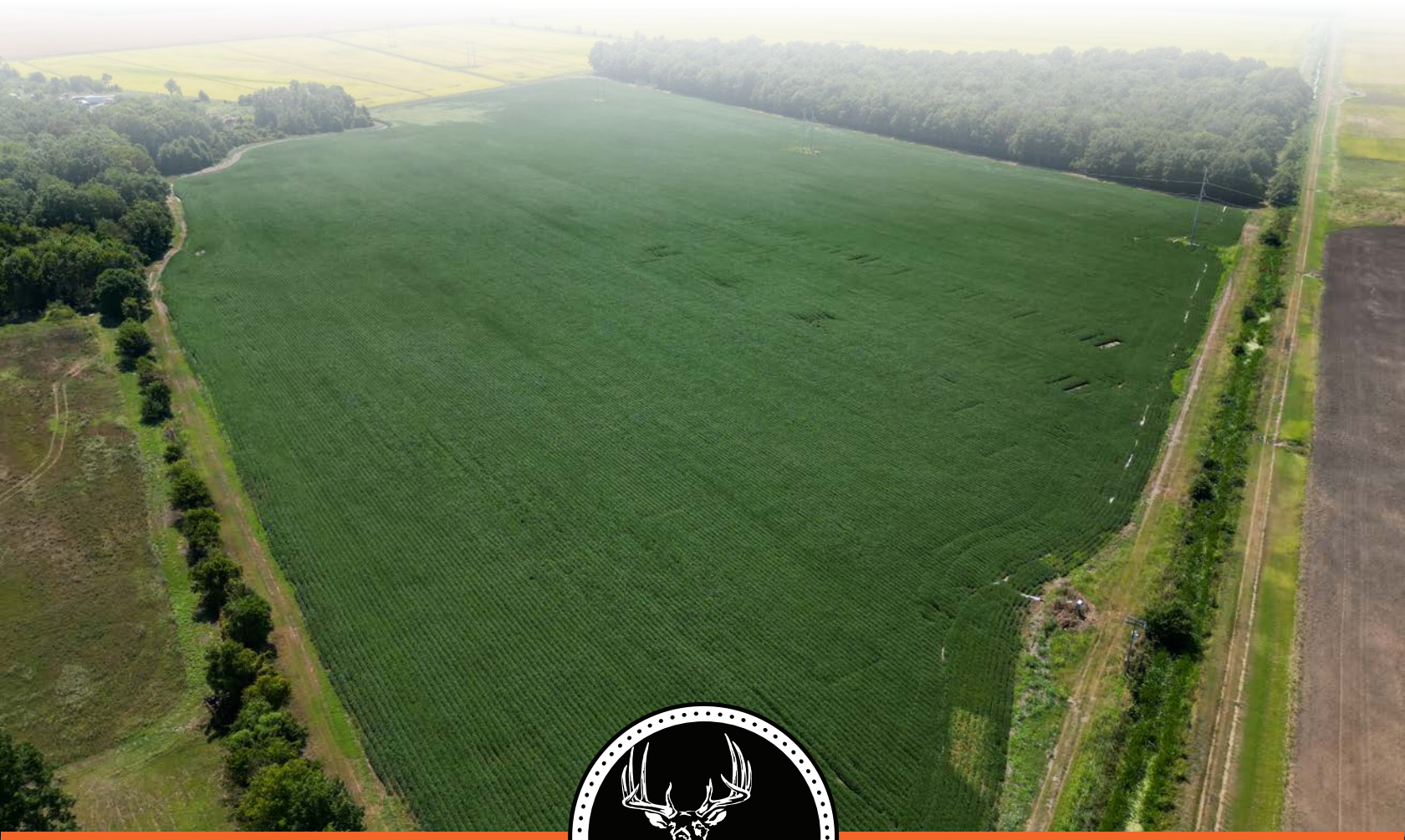
MIDWEST LAND GROUP PRESENTS

68 ACRES IN

JACKSON COUNTY
ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

JACKSON COUNTY GRAIN & GAME

This 68 +/- acre Jackson County farm just off Highway 367 in Swifton, Arkansas, offers row crop production alongside hardwood timber that appeals to both deer and duck hunters.

Approximately 42 acres of precision-leveled tillable ground are primarily suited to rice and soybean production. Irrigation is provided by an electric, 8-inch, submersible well that conveys with the property. Electricity is on site, providing power to the well. A road around the field provides access for checking crops and managing water or sneaking into your hunting spot. The tillable acreage was farmed under a 75/25 crop-share arrangement last season. A splash-board riser at the bottom end provides water control during the crop season as well as the ability to flood the field during waterfowl season.

Additionally, 26 +/- acres of primarily hardwood timber complement the field. This combination provides deer with escape cover, a food source, and the edge habitat they desire. An existing road and culvert already necessitate partial flooding of the woods for even more available waterfowl habitat. Extending flooding throughout the timber could be made possible by adding minor levee enhancements and a water-control structure.

With the Cache River, Black River, and Village Creek nearby, the farm sits in northeast Arkansas's well-known waterfowl country. The region's river bottoms, flooded timber, and agricultural fields provide important feeding and resting habitat along the Mississippi Flyway, drawing migrating and wintering waterfowl to this part of Arkansas.

Just in time for hunting season, this Swifton farm is the place to watch the sun rise over a decoy spread and spend the fall afternoon in a deer stand.

PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **ARKANSAS** | ACRES: **68**

- 42 +/- precision-leveled, irrigated, tillable acres
- Rice and soybean production capabilities
- Electric 8-inch submersible well conveys
- Electricity on site
- Road around the field
- Splash-board riser for water control
- Field set up to flood for duck hunting
- 26 +/- acres of hardwood timber
- Woods already flood partially
- Potential to expand flooding throughout the timber
- Deer activity and sign
- Food, cover, and edge habitat for deer
- Convenient access just off Highway 367
- Near the Cache River, Black River, and Village Creek

PRECISION-LEVELED, IRRIGATED, & TILLABLE



26 +/- ACRES OF HARDWOOD TIMBER







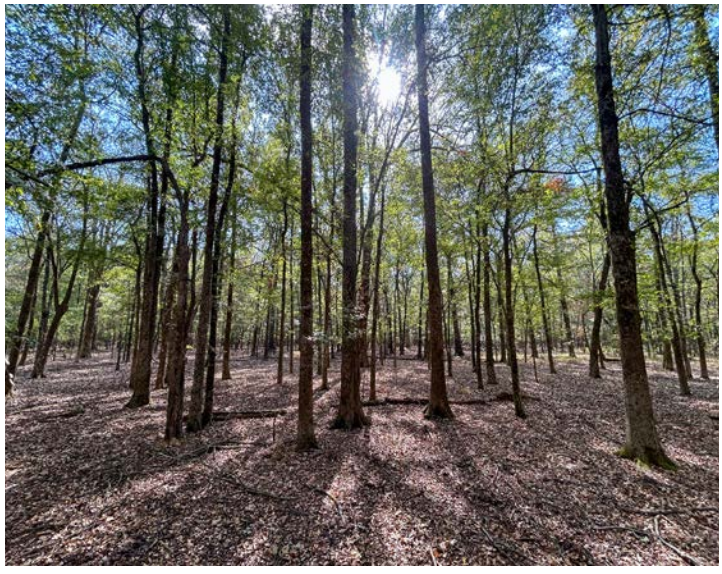
DEER & WATERFOWL HABIT & HUNTING













AERIAL MAP



Boundary Center: 35° 47' 51.98, -91° 9' 18.87

0ft 546ft 1093ft

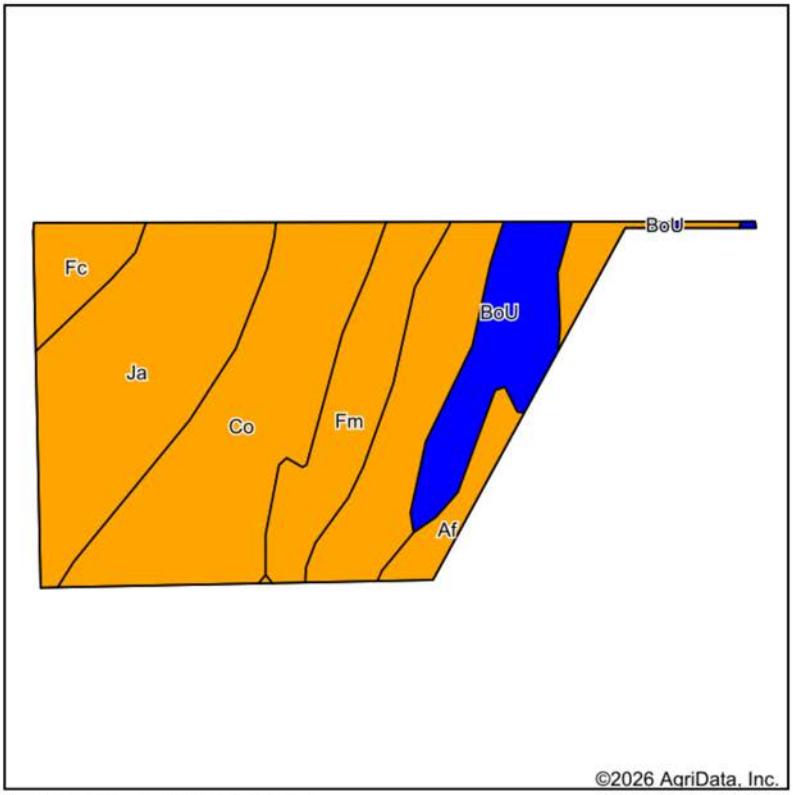
1-13N-2W
Jackson County
Arkansas

N W E S

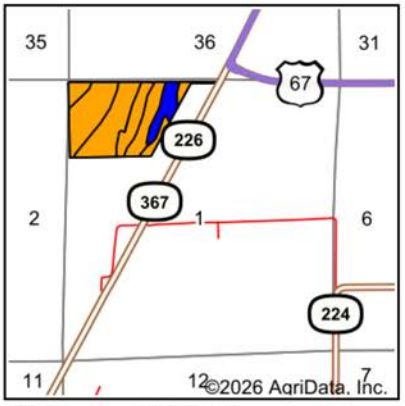
10/16/2026

Maps Provided By:
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Jackson**
Location: **1-13N-2W**
Township: **Glass**
Acres: **70.7**
Date: **10/16/2026**

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N W E S

Area Symbol: AR067, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Ja	Jackport silty clay loam, 0 to 1 percent slopes	27.77	39.2%		> 6.5ft.	IIIw	61	60	58	56
Co	Crowley silt loam	18.74	26.5%		1ft. (Abrupt textural change)	IIIw	72	70	66	59
Fm	Foley-Calhoun-McCrory complex	8.60	12.2%		1.8ft. (Natric)	IIIw	74	72	63	68
BoU	Bosket fine sandy loam, 0 to 3 percent slopes	7.80	11.0%		> 6.5ft.	IIe	68	64	49	42
Af	Amagon and Forestdale silt loams	4.49	6.4%		> 6.5ft.	IIIw	71	71	64	63
Fc	Foley-Calhoun complex, 0 to 1 percent slopes	3.30	4.7%		1.9ft. (Natric)	IIIw	62	59	60	58
					Weighted Average	**2.89**	***n 67**	***n 65.2**	***n 60.2**	***n 57.2**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Cameron Boyd was born in Jonesboro and raised on the values of hard work, integrity, and reverence for wild places. With deep family roots in agriculture and a lifetime spent outdoors, he understands the land not just as real estate, but as a way of life. Today, he owns a cattle and hay farm in North Central Arkansas — land that doubles as his personal hunting ground and a living canvas for habitat improvement projects in partnership with the Arkansas Game & Fish Commission.

Before entering land sales, Cameron managed large-scale row crop operations, ran heavy equipment for precision land leveling, and even owned a custom cotton harvesting business. If it involved soil, water, or steel, he embraced it and used it to learn every inch of what makes rural ground work.

Cameron serves Northern Arkansas with the eye of a hunter and conservationist, the hands of a builder, and the heart of someone who genuinely wants to help people find their place. He's driven, dependable, and not afraid to take on big challenges — especially when it comes to helping fulfill the lifelong dreams of his clients.



CAMERON BOYD

LAND AGENT

870.759.3011

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MIDWEST LAND GROUP

MidwestLandGroup.com

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