

**185 +/- Row Crop Acres Just 1 Mile from Denton Island -
Cache River Duck Country, Jackson County
Jackson 74
Swifton, AR 72471**

\$1,480,000
185± Acres
Jackson County



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Swifton, AR / Jackson County**

SUMMARY

Address

Jackson 74

City, State Zip

Swifton, AR 72471

County

Jackson County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

35.755102 / -91.069307

Acreage

185

Price

\$1,480,000

Property Website

<https://www.mossoakproperties.com/property/185-row-crop-acres-just-1-mile-from-denton-island-cache-river-duck-country-jackson-county-jackson-arkansas/99294/>



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PROPERTY DESCRIPTION

185 +/- Acres Rice Farm/ Duck and Goose Farm in the Heart of Denton Island - Cache River Flyway

Located between the renowned Cache River and Village Creek along Willow Ditch, this 185 +/- acre farm sits in the legendary Denton Island area of Northern Arkansas - long known by waterfowl hunters as the "Red X."

For decades, Denton Island and the Cache River corridor have been recognized as one of Arkansas' most historic and productive duck hunting regions. When mallards migrate down the Mississippi Flyway, this is where they want to be.

Precision-Leveled Row Crop Farm

- 185 +/- total acres
- All tillable acres are precision leveled
- 3 wells (one newer well recently added)
- Rice farm
- Owner-operated farm - current owner/farmer will continue farming for 2026
- 75/25 crop share split opportunity for investors

This is a true turnkey income-producing farm with strong agricultural fundamentals in a proven rice-growing region.

Duck Hunting Potential - The Red X Legacy

Denton Island has long been considered a "red X" location for mallards in Northeast Arkansas. Research the history of duck hunting along the Cache River and you'll quickly see why this area carries such a reputation.

With a few strategically placed levees and water control structures, this farm could elevate its waterfowl potential even further. The combination of rice production, proximity to the river system, and location within this historic flyway creates serious opportunity for both recreational and investment-minded buyers.

And for us as listing agents, this farm is especially meaningful. More than 40 years ago, we hunted the woods along Willow Ditch beside this very farm. We remember mornings when the mallards blackened the sky. We skipped more than a few school days sitting along this stretch, watching the migration unfold. Those are memories that last a lifetime - and now it's time for someone else to create their own.

Build-Ready & Accessible

- Electricity on site
- City water available
- Excellent county road access
- High ground with strong lodge-building potential
- Area known for remaining accessible when other tracts flood

Whether you're looking for:

- ✓ A proven row crop investment
- ✓ A 75/25 income-producing farm
- ✓ A prime location in Arkansas' historic duck country
- ✓ Or a place to build a lodge and create generational memories

This property checks every box.

Listed with:

Mossy Oak Properties Selling Arkansas

Office: [870-495-2123](tel:870-495-2123)

Listing Agents:

Pamela Welch - [870-897-0700](tel:870-897-0700)

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Equal Housing Opportunity, www.WeSellArkansas.com.

Location is Jackson 74 and Jackson 82. It's on both sides of the freeway. You are an hour and a half to Memphis or Little Rock and only 30 minutes to Jonesboro so what a great location!

At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we



are happy to meet with you at our conference table and connect you with trusted lenders who can help-whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.

With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.

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Mossy Oak Properties Selling Arkansas

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