77 +/- Acres Farm & Hunting Land for Sale - Swifton, Jackson County, AR Highway 367 Swifton, AR 72471

\$574,900 77± Acres Jackson County









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SUMMARY

Address

Highway 367

City, State Zip

Swifton, AR 72471

County

Jackson County

Type

Recreational Land, Farms, Hunting Land

Latitude / Longitude

35.797597 / -91.156372

Taxes (Annually)

304

Acreage

77

Price

\$574,900

Property Website

https://www.mossyoakproperties.com/property/77-acres-farm-hunting-land-for-sale-swifton-jackson-county-ar-jackson-arkansas/90747/









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PROPERTY DESCRIPTION

77 +/- Acres Row Crop & Recreational Land — Swifton (Jackson County), AR | 45 +/- Ac Tillable, Rice, 25/75 Crop-Share, Duck & Trophy Whitetail Potential Near Cache/Black/White Rivers

Tucked just behind **Hartzell's Liquor off 367 Highway in Swifton** and minutes from **Tuckerman**, this **affordable 77 +/- acre** tract delivers the rare combo of **income-producing row crop** and **high-value recreation**. About **45 +/- acres are tillable**(currently in **rice**) on a **25/75 owner-farmer crop-share**, while the remaining timber sets up beautifully for **green-timber duck** development and holds **big Arkansas whitetails**. With quick access off **Hwy 367**, you can hunt your own place at daylight, then branch out to nearby public waterfowl hotspots—and return to **your** private base when the WMAs are crowded.

Property Highlights

- 77 +/- total acres just outside Tuckerman in Swifton, Jackson County
- 45 +/- ac tillable (currently rice) with 25/75 crop-share (owner/farmer)
- Balance in timber—ideal layout to open a green-timber duck hole
- Deer & waterfowl corridor with proven area genetics for large whitetails
- Easy access: just off Highway 367, behind Hartzell's Liquor
- Central flyway location with public options close by

Nearby Waterfowl & Rivers

• Cache River • Bayou DeView area • Black River • White River (regional access)

Ready to walk the farm or talk numbers?

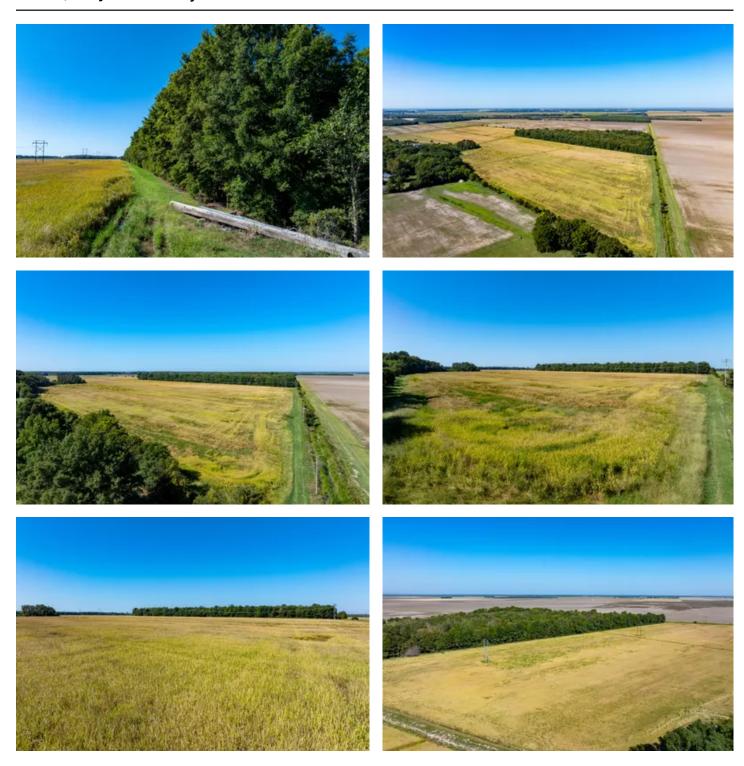
Proudly listed with Mossy Oak Properties Selling Arkansas — $\underline{870\text{-}495\text{-}2123}$

Pamela Welch, Listing Agent & Local Land Specialist — 870-897-0700

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LISTING REPRESENTATIVE For more information contact:



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<u>NOTES</u>		
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<u>IOTES</u>	



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