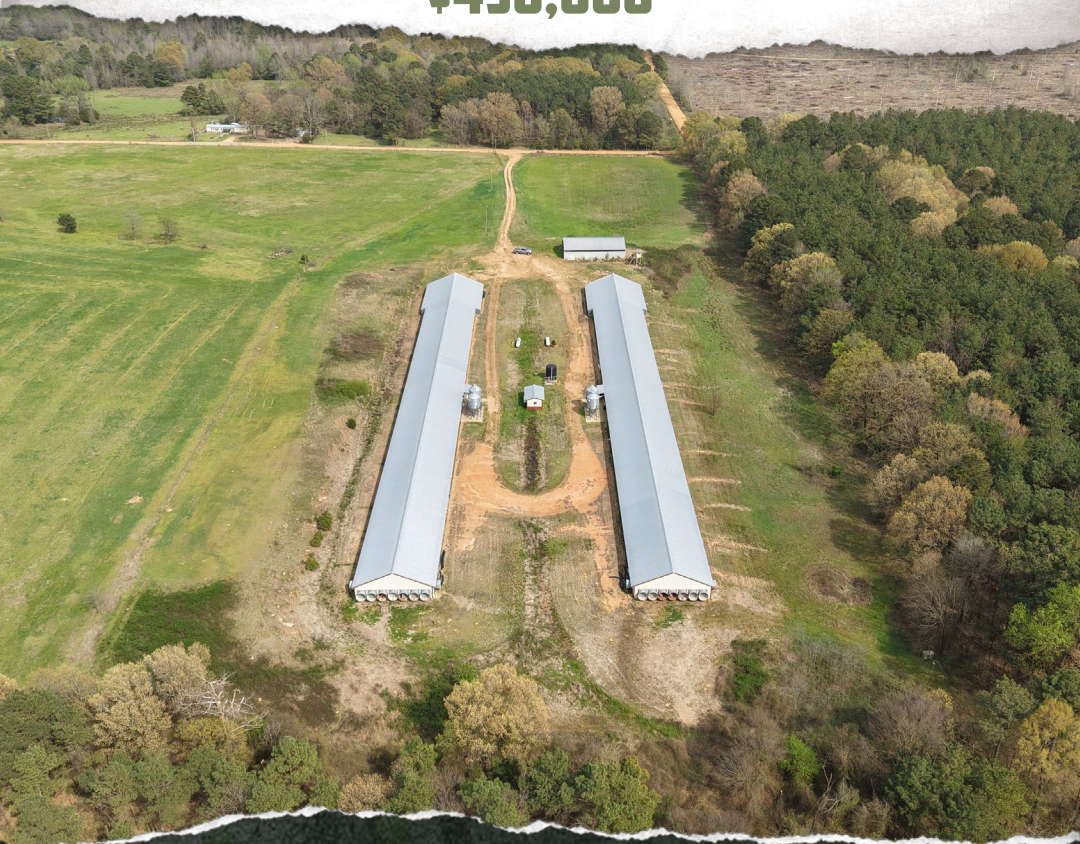




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

14± ACRE POULTRY FARM
LITTLE RIVER COUNTY, AR
\$450,000



OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE LITTLE RIVER 14

PROPERTY PROFILE

LOCATION:

- Winthrop, AR 71866
- Little River County
- 9± Miles SE of Horatio
- 17± Miles SE of DeQueen
- 40± Miles N of New Boston, TX

COORDINATES:

- 33.90226, -94.47286

PROPERTY USE:

- Poultry Farm
- Hay/Equipment Storage

PROPERTY INFORMATION:

- 14± Acres
- Two 43x500 Poultry Houses
- Built in 2007
- Chore-Time Feeders and Controllers
- Lubing Waterers
- 30x40 Litter Shed
- Rural Water with Storage
- Generator

TAX INFORMATION:

- 001-07804-000: \$3075



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LUKE ALSTON, ALC

EXECUTIVE BROKER

C: 479-234-1376

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lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LITTLE RIVER 14

WELCOME TO A SMALL FARM WITH A LOT OF LIFE! Situated in Little River County, Arkansas, approximately nine miles south of Horatio, is a 14± acre two-house broiler farm that was constructed in 2007, but you wouldn't know it by looking at it. The farm is in good condition and is just waiting for its next owner to come take over.

Both broiler houses have time-tested Chore-Time equipment throughout, which includes feeders, fill systems, feed bins, and controllers. Lubing waterers with cups are also included. There is one backup generator sized for a four-house farm with a 250-gallon diesel tank. Two 1,000-gallon propane tanks are on-site for fuel storage to feed the brooders. Both houses have drop ceilings, tunnel curtains with doghouses, and manual winching for the feed and water lines. Rural water services the farm with one 5,000-gallon water storage tank for backup. There is a 30 x 40 foot litter storage shed conveniently located at the front of the houses.

Farms like this are perfect for the current grower looking to add some square footage for additional production or the rancher needing a supply of poultry litter for fertilizing pastures. The deer stand on the property is a known spot to fill your tags this fall! **DISCLAIMER: Final acreage will be determined by an updated survey.**

To schedule a private tour, call Luke Alston today!



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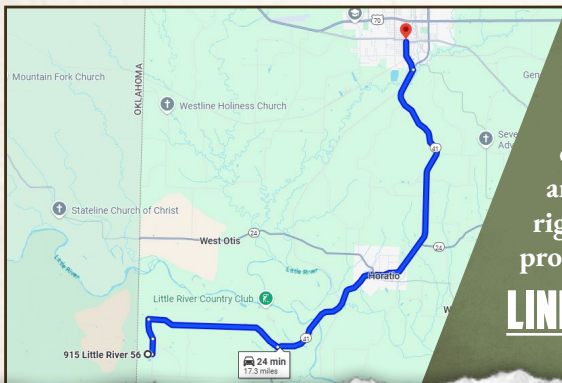
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land id. LINK



Directions From DeQueen, AR:
Travel 11 miles south on Hwy 41.
Turn right on Hwy 380 West and
continue 4 miles. Turn left on LR 59
and continue 0.6 miles. Make a slight
right on LR 56 and in 0.4 miles the
property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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