

**6 House, Built in 2017, OMP, 113 +/- Acres,
2100 + sq ft house, Strawberry River
Access, Poughkeepsie, AR, Sharp Co.
4486 AR 56
Poughkeepsie, AR 72569**

\$3,200,000
113 +/- acres
Sharp County





**6 House, Built in 2017, OMP, 113 +/- Acres, 2100 + sq ft house, Strawberry River Access, Poughkeepsie, AR, Sharp Co.
Poughkeepsie, AR / Sharp County**

SUMMARY

Address

4486 AR 56

City, State Zip

Poughkeepsie, AR 72569

County

Sharp County

Type

Hunting Land, Farms, Residential Property, Recreational Land, Riverfront, Commercial, Ranches

Latitude / Longitude

36.153143 / -91.8590845

Taxes (Annually)

9749

Dwelling Square Feet

2100

Bedrooms / Bathrooms

3 / 2

Acreage

113

Price

\$3,200,000

Property Website

<https://www.mossyoakproperties.com/property/6-house-built-in-2017-omp-113-acres-2100-sq-ft-house-strawberry-river-access-poughkeepsie-ar-sharp-co-sharp-arkansas/28572/>



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PROPERTY DESCRIPTION

This is an operational, 6 house, 43X600, OMP Poultry (Broiler) Farm built in 2017. This farm consists of 113 +/- Acres, Fenced and Cross Fenced, 30 X 40 Shop, 3 Ponds, a 40 X 180 Stacking shed with an 8 bay composter, 3 generators, 2 wells, 30,000 gallon water storage tank and city water. This property also has access to the Strawberry River and highway 56 frontage. There is a nice, 2100 + sq ft, 3 bed 2 bath home, central heat and air with a gas fireplace for backup, sitting on a hill overlooking the gorgeous pasture with an unground pool. This porch has a 3 sided wrap around covered porch. The home is very clean, very nice and spacious with a large attached garage. This home and poultry houses are on NAEC which also has the NEXT (fiber) for those of you that work from home and the water is Grange Calamine. All of the propane heaters will remain but they are leased so new owner could continue that. Two of the ponds are stocked! There is also a nice shop as you come down the driveway to the house. It is nice, concrete floors and wired for a welder. The living house sits on a hill on the southern side of the poultry houses and you can not see them from the house but they are right there. on the west side of the house is a group of woods that goes from the house to the River and it is owned by The Nature Conservancy, INC. Off of this land you have a path leading down to the Strawberry River and there is a sandbar the kids can play around on. The current owner runs cattle on the property and it is all fenced for that purpose. There is a cattle guard on the front so you don't have to open gates. This farm is located just off highway 167 in the Poughkeepsie area down highway 56 but with a Cave City physical address. This farm is BY APPOINTMENT ONLY! This is listed with Mossy Oak Properties Strawberry River Land & Homes, 870-495-2123. Call Pamela Welch at 870-897-0700 to set up a time to see this farm. Equal Housing Opportunity. www.ArkansasLandAndHomes.us

MORE INFO ONLINE:

MossyOakProperties.com

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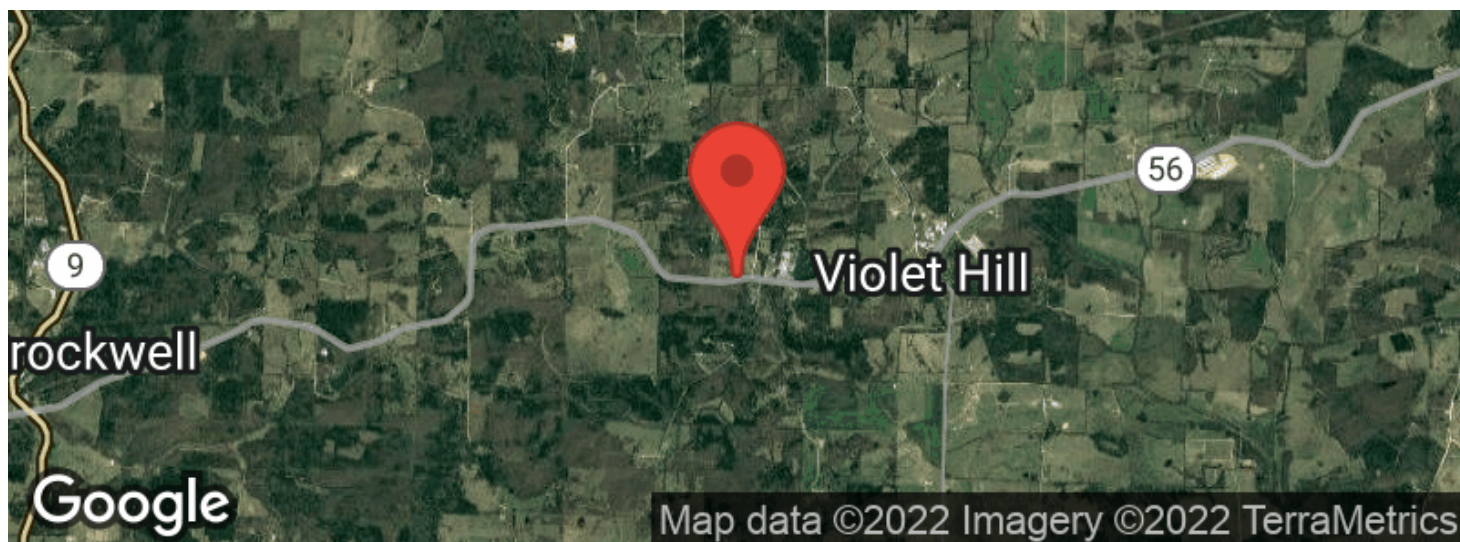
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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

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Address

520 N Main

City / State / Zip

Cave City, AR 72521

NOTES



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Strawberry River Land and Homes

520 N Main

Cave City, AR 72521

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