

Peco Egg House, 20 +/- Acres, Cave City, Arkansas
2003 Cold Creek Lane
Cave City, AR 72521

\$449,000
20± Acres
Independence County



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Cave City, AR / Independence County

SUMMARY

Address

2003 Cold Creek Lane

City, State Zip

Cave City, AR 72521

County

Independence County

Type

Farms, Business Opportunity, Commercial

Latitude / Longitude

35.938533 / -91.601494

Taxes (Annually)

1042

Acreage

20

Price

\$449,000

Property Website

<https://www.mossyoakproperties.com/property/peco-egg-house-20-acres-cave-city-arkansas-independence-arkansas/81668/>



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PROPERTY DESCRIPTION

Peco Contracted Egg Poultry Operation on 20 +/- Acres – Cave City, AR | Shown by Appointment Only

Located just 5 minutes from the heart of Cave City, Arkansas, this **Peco-contracted egg house** is a rare find for serious poultry producers. Sitting on a picturesque hay field with a **pond**, this property combines functionality with natural beauty.

The poultry house measures **40' x 650'** and is believed to have been built in **2006**, with the most recent updates completed in **2017**. It features a **newly updated control room with a rotom system, nest boxes, and two belt systems**—making it well-equipped for efficient and modern egg production. Updated received, see in documents, bid came in at \$25,000 for all with exception of road repair.

Utilities include:

- **Pfeiffer Water**
- **Entergy Electric**
- **Verizon System** already in place for poultry alarms
- **Income for 2024 was about \$123,500, Great Farm**

The farm is **contracted with Peco** and designed for smooth operation, making it a great opportunity for someone ready to step into the poultry business or expand their current operation.

Additional Option: You may also purchase the **main home and an additional 5 acres** for a **total price of \$624,500**—perfect for living on-site or as a multi-use investment. I do have pictures of home that I will share if you call or text me.

Shown by appointment only. Pre-qualification is required to schedule a showing. Birds do not go out until October 2025 and this is when sale will finalize.

Call today for more details and to discuss the possibilities! Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123) . Listing Agent and your Local Land Specialist, Pamela Welch, [870-897-0700](tel:870-897-0700) . Equal Housing Opportunity. www.WeSellArkansas.com

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LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

NOTES

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wesellarkansas.com

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.

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