

**PULLET Poultry Farm on 290 +/- Acres, Home, War Eagle
Creek Frontage, Huntsville, Arkansas**
1725 Madison 2340
Huntsville, AR 72740

\$5,600,000
290± Acres
Madison County



PULLET Poultry Farm on 290 +/- Acres, Home, War Eagle Creek Frontage, Huntsville, Arkansas
Huntsville, AR / Madison County

SUMMARY

Address

1725 Madison 2340

City, State Zip

Huntsville, AR 72740

County

Madison County

Type

Commercial, Farms, Ranches, Recreational Land, Business Opportunity

Latitude / Longitude

36.107511 / -93.695204

Acreage

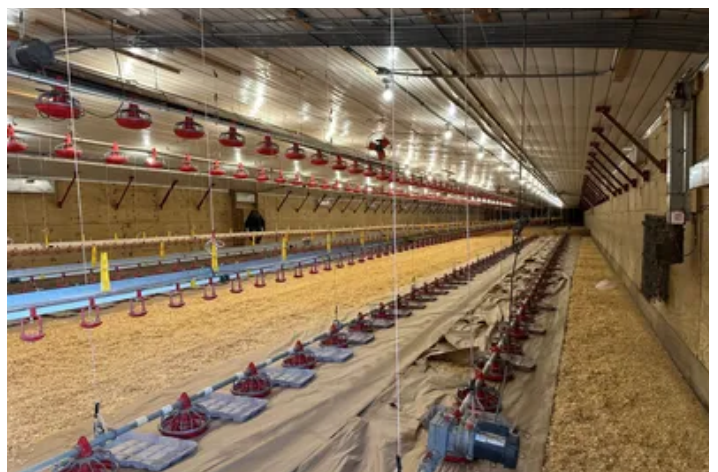
290

Price

\$5,600,000

Property Website

<https://www.mossyoakproperties.com/property/pullet-poultry-farm-on-290-acres-home-war-eagle-creek-frontage-huntsville-arkansas-madison-arkansas/84706/>



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PROPERTY DESCRIPTION

Premium Pullet Poultry Operation Steady Income – Northwest Arkansas

Built in 2020 | 4 Poultry Houses | \$325,000 Annual Income PLUS Hay and Cattle Income | Expandable with Up to 290 +/- Acres

Let's talk about an extraordinary opportunity to own what so many seek, yet few acquire—a **turnkey, income-producing pullet poultry farm**. Located in scenic **Northwest Arkansas**, this is one of the **cleanest and best-maintained poultry farms** on the market. Built in 2020 and **meticulously maintained**, this operation is a standout in both condition and performance.

As someone who has personally built and operated a poultry farm, I can confidently say this one is pristine—it **looks and feels brand new**.

Secured Annual Revenue (with a contract through Georges) – \$325,000 Per Year with Potential for Hay and Cattle Income

This pullet operation stands apart from traditional poultry farms with its **stable, contract-backed income**. It produces an **estimated \$325,000 annually**, secured by a **15-year agreement with George's**

- Contracted with **George's**
- **15-year income contract** currently in place with sellers (each person will contract their own agreement)
- Minimal expenses: only electric, gas, water, and phone
- George's supplies the birds and feed—you provide daily care and follow strict protocols
- This poultry farm could **cash flow if you are diversified to run cattle and cut hay**
- All mineral rights will convey

Buyer must obtain a Letter of Intent from George's and show Proof of Funds or Bank Pre-Approval (including 1031 exchange) before visiting the property.

Multiple Purchase Options Available

Option 1: Poultry Operation + 90± Acres + Custom Home

Price \$ 4,000,000.00

- 4 pullet houses in immaculate condition
- **Custom-built home** (+/- 5,000 sq ft):
 - Concrete floors, solid wood doors and cabinetry
 - Spacious, open design with a catwalk overlooking the lower level
 - Designed with care and craftsmanship by the current owners
- **War Eagle Creek frontage** at the back of the property

- **Working cattle corral** — diversify with cattle or enjoy the peace of riverside living
- Fish or relax along the creek during downtime

Option 2: Full Package – 290± Acres + Poultry Operation + Home

- Price: **\$6,495,000.00**
 - Includes all features above, PLUS more Creek/River Frontage:
 - Some of the **best hay ground in the region**
 - Prime land with **development potential**
 - Perfect for scaling a cattle, hay, or ag-based operation alongside your poultry income
-

Why This Property Stands Out

- Built in 2020
- Guaranteed revenue for 15 years
- Diversified income potential: poultry, cattle, hay, and development
- Creek/River frontage and peaceful country setting
- Show-ready condition – rarely available in this state
- Multiple flexible purchase options to fit your goals
- Natural Gasline on property, hooked up to poultry houses
- Rural Water at Poultry Houses with 10,000 Gallon Backup tanks
- Rural water at 2 other places on property
- Generator
- 1 Wells on Property
- House is on Well along with Cattle area

While officially a **creek**, War Eagle **feels like a small river**—especially in the Huntsville area—and is widely used for recreation, floating, and fishing. This could also be developed!

A little information about the War Eagle Creek:

- **Size & Flow:** War Eagle Creek is **larger and deeper than most creeks**, with strong flow and clear water, especially in spring and early summer.
 - **Navigation:** It's **floatable by kayak or canoe** in many areas, especially from Huntsville down to the confluence with the White River.
 - **Fishing & Recreation:** It's well-known for **smallmouth bass, floating, and swimming**—activities more often associated with rivers.
 - **Watershed:** It's part of the larger **White River watershed**, which is why it acts more like a river in certain areas.
 - **Perception:** Locals and outdoor enthusiasts often **refer to it as a river** informally, though "creek" is still its official name.
-

Schedule Your **Confidential Showing Today**
By appointment only. NO drive-ups or direct contact with sellers.

Listed with:

Mossy Oak Properties Selling Arkansas – [870-495-2123](tel:870-495-2123)

Pamela Welch, Local Land Specialist & Listing Agent – [870-897-0700](tel:870-897-0700)

www.WeSellArkansas.com

Equal Housing Opportunity



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Huntsville, AR / Madison County



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LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

NOTES

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MORE INFO ONLINE:

wesellarkansas.com

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wesellarkansas.com

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Mossy Oak Properties Selling Arkansas

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