

**1 Egg House Farm, Large Mobile Home, 25 +/- Acres,
Cave City, Arkansas**
2003 Cold Creek
Cave City, AR 72521

\$624,500
25± Acres
Independence County



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Cave City, AR / Independence County

SUMMARY

Address

2003 Cold Creek

City, State Zip

Cave City, AR 72521

County

Independence County

Type

Farms, Hunting Land, Commercial, Residential Property

Latitude / Longitude

35.937951 / -91.607063

Dwelling Square Feet

2240

Bedrooms / Bathrooms

3 / 2

Acreage

25

Price

\$624,500

Property Website

<https://www.mossoakproperties.com/property/1-egg-house-farm-large-mobile-home-25-acres-cave-city-arkansas-independence-arkansas/81676/>



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PROPERTY DESCRIPTION

Turnkey Poultry & Homestead Package – Peco Contracted Egg Operation + Home on 5 Acres – Cave City, AR Offered as a Complete Package for \$624,500 – Shown by Appointment Only

This is a rare opportunity to own a fully operational **Peco-contracted egg poultry farm along with a home and 5 beautiful acres**, located just 5 minutes from downtown Cave City, Arkansas.

The poultry house is a **40' x 650' steel structure**, believed to be built in **2006** and **last updated in 2017**, and includes:

- A **recently updated control room with prism system**
- **Nest boxes and 2 belt systems**
- **Contracted with Peco**, a leading name in poultry production
- Utilities: **Pfeiffer Water, Entergy Electric**, and a **Verizon alarm system** for added security

The poultry house sits on a **gorgeous, well-maintained hay field with a pond**, providing a scenic and productive setting for your operation.

Included in this package is a **comfortable home on 5 acres**, offering the perfect setup for living on-site, managing your operation, and enjoying rural life with convenience and privacy.

Charming Mobile Home on 5 Acres with Man Cave, Barn, and Room to Roam

Welcome to this spacious and well-maintained mobile home nestled in the heart of 5 beautiful acres. This property offers a peaceful rural setting with ample space inside and out.

Step inside to a **large living room** that flows seamlessly into a generous **primary bedroom** featuring a cozy **sitting area**, a **walk-in closet**, and a spacious **en suite bathroom**. The **kitchen is impressively sized**, offering ample counter space and cabinetry, and connects to a **large dining room**—perfect for hosting family gatherings. A **screened-in porch** offers the ideal spot to enjoy your morning coffee or relax in the evenings.

You'll also find a **huge laundry room** with plenty of space for folding, storage, and even a freezer. Two additional **guest bedrooms** and a **full bathroom** complete the interior layout.

Outside, enjoy the **deck wrapping around two sides of the home**, ideal for outdoor entertaining or quiet evenings. A **storage barn** sits conveniently next to the house, and a separate **man cave**—complete with electric, concrete floors, and open space—is perfect for hosting parties, game nights, or even a workshop.

All of this sits within view of a poultry house, offering potential opportunities for farm-related ventures or simply enjoying the country lifestyle.

This all-in-one property is **shown by appointment only, MUST call listing agent at [870-897-0700](tel:870-897-0700)**. **This will NOT be sold without the poultry house!**

Call today to schedule your private showing and secure this hard-to-find poultry + homestead package in Independence County! Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123). Pamela Welch, [870-897-0700](tel:870-897-0700) is the listing agent and your local land specialist. Equal Housing Opportunity. www.WeSellArkansas.com We will have Drone footage and Professional Photos coming soon!

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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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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 Selling Arkansas

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