

**2020 PULLET Poultry Farm on 8 +/- Acres, Home Site,
Huntsville, Arkansas
Madison 2340
Huntsville, AR 72740**

\$2,695,000
8± Acres
Madison County



2020 PULLET Poultry Farm on 8 +/- Acres, Home Site, Huntsville, Arkansas Huntsville, AR / Madison County

SUMMARY

Address

Madison 2340

City, State Zip

Huntsville, AR 72740

County

Madison County

Type

Commercial, Farms, Ranches, Business Opportunity

Latitude / Longitude

36.107511 / -93.695204

Acreage

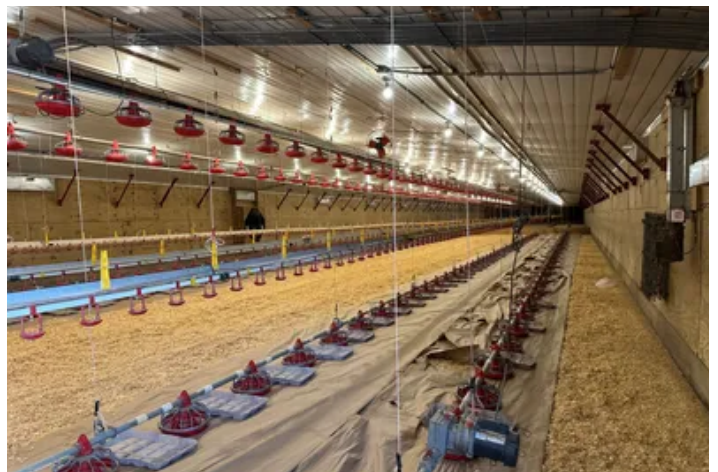
8

Price

\$2,695,000

Property Website

<https://www.mossyoakproperties.com/property/2020-pullet-poultry-farm-on-8-acres-home-site-huntsville-arkansas-madison-arkansas/86148/>



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PROPERTY DESCRIPTION

Premium Pullet Poultry Operation Steady Income – Northwest Arkansas

Built in 2020 | 4 Poultry Houses | \$325,000 Annual Income

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

This pullet operation stands apart from traditional poultry farms with its **stable, contract-backed income**. It produces an **estimated \$325,000 annually**.

- Contracted with **George's**
- **10-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
- All mineral rights will convey
- **Seller will do all updates required**

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.

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.

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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Huntsville, AR / Madison County

LISTING REPRESENTATIVE

For more information contact:



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Email

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Address

8111 N. St. Louis

City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



wesellarkansas.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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