

Coleman Chicken Farm
18657 HWY 54 E
Star City, AR 71667

\$342,000
9.21± Acres
Lincoln County



Coleman Chicken Farm
Star City, AR / Lincoln County

SUMMARY

Address

18657 HWY 54 E

City, State Zip

Star City, AR 71667

County

Lincoln County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.818118 / -91.745446

Acreage

9.21

Price

\$342,000

Property Website

www.forestryrealestate.com



Coleman Chicken Farm

Star City, AR / Lincoln County

PROPERTY DESCRIPTION

Coleman Chicken Farm - A Working Farm with a great place to call home:

Perfect chicken farm in Lincoln County, Arkansas, with a home, shop and two existing hen houses. This property brings together the essentials of a working poultry operation with a comfortable place to live.

The home is a 2005 double-wide manufactured home measuring approximately 31' x 72', with four bedrooms and two bathrooms. The home features vinyl exterior siding and central heat/air with a heat pump. There's also an 8' x 10' mudroom, plus an 8' x 11' covered porch and walkway leading to a carport measuring approximately 20' x 20'. It's a perfect setup to enjoy your time off.

For equipment, storage, and farm projects, there's a 30' x 40' insulated shop with water and electricity. The shop has a red iron frame, metal exterior, concrete slab foundation and floor, two roll-up doors, and a man door. It's an amazing addition to the property.

The poultry operation includes two hen houses, each measuring approximately 40' x 470', originally built in 1993. Each house includes a 20' x 40' work and egg room, steel truss construction, metal roofing, curtain sides, sliding end doors, and 50-foot cool-cell systems. Both houses feature Big Dutchman nest systems and wooden slats, along with feed storage consisting of one 18-ton bin and one 2.5-ton bin per house.

Ventilation equipment includes eight 48-inch fans and three 36-inch fans in each house, with additional large fans in both buildings. One house has two 54-inch fans, while the other has one 54-inch fan and one 52-inch fan. Auxiliary power is supplied by a Deutz 74 kW generator with an automatic transfer switch, providing backup power for the operation.

Whether you're looking to expand your current poultry operation or wanting to get started with a property that offers a residence with substantial farm infrastructure, this Lincoln County property offers a great established setup.

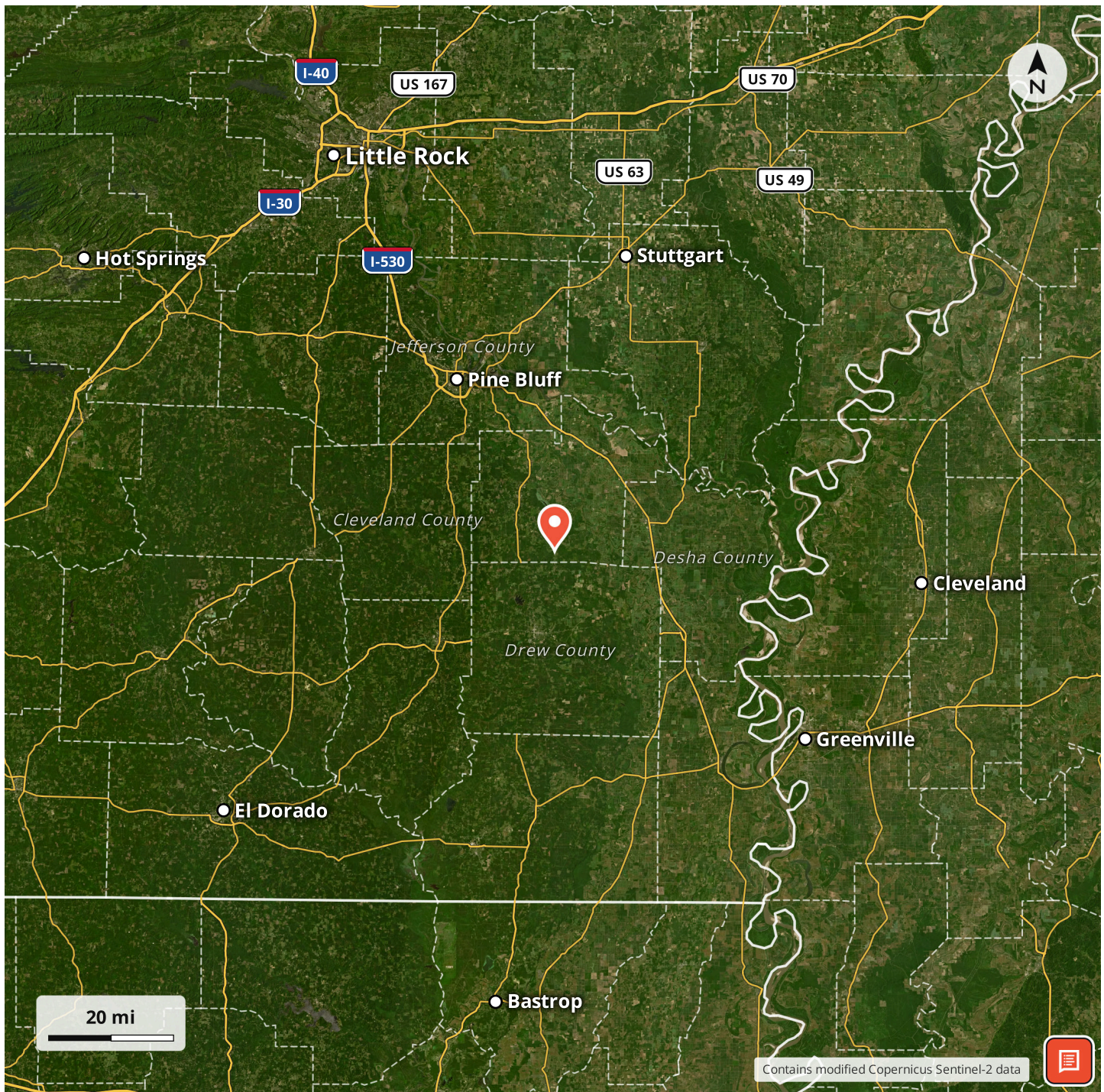
Come take a look and see if this farm is the right fit for your plans



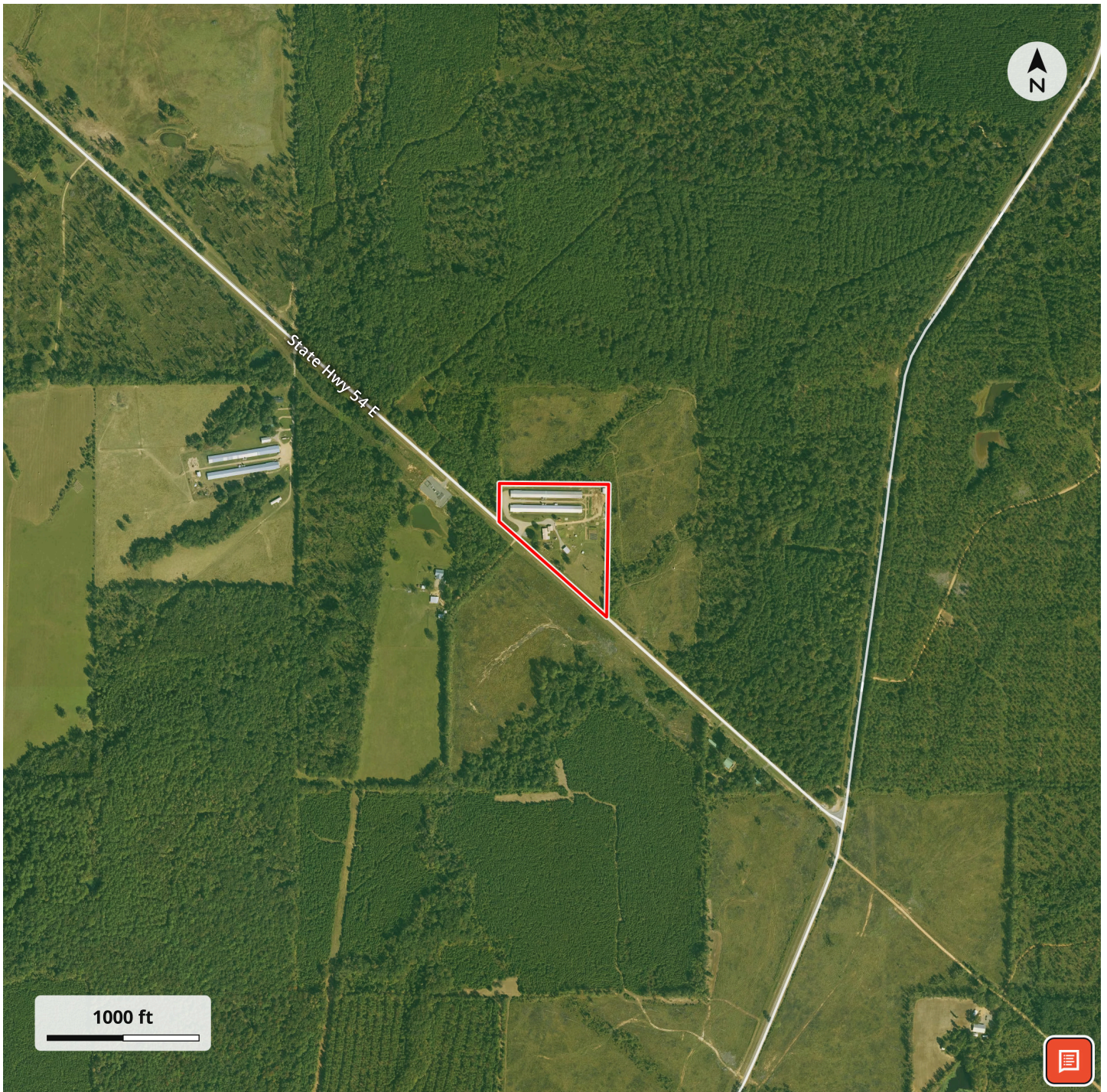
Coleman Chicken Farm
Star City, AR / Lincoln County



Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Wiles

Mobile

(501) 920-1022

Office

(501) 219-8600

Email

mwiles@davisforestry.com

Address

1100 Asbury Road

City / State / Zip

Little Rock, AR 72211

NOTES

[illegible]

[illegible]

<https://www.forestryrealestate.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.



DDK Forestry & Real Estate
1100 Asbury Rd.
Little Rock, AR 72211
(501) 219-8600
<https://www.forestryrealestate.com/>

