

Bethel 108
2471 Bethel Rd.
Magazine, AR 72943

\$740,000
108± Acres
Logan County



Bethel 108
Magazine, AR / Logan County

SUMMARY

Address

2471 Bethel Rd.

City, State Zip

Magazine, AR 72943

County

Logan County

Type

Farms, Hunting Land, Recreational Land, Timberland, Business Opportunity

Latitude / Longitude

35.118413 / -93.758884

Bedrooms / Bathrooms

1 / 1

Acreage

108

Price

\$740,000

Property Website

<https://www.mossyoakproperties.com/property/bethel-108-logan-arkansas/60482/>



PROPERTY DESCRIPTION

For Sale: 108-Acre Poultry Farm & Homestead Opportunity – 2471 Bethel Rd, Magazine, AR

If you're looking for a place with wide-open space, beautiful views, and plenty of potential, this 108-acre farm in Magazine, Arkansas, is worth a look. Whether you're interested in getting back into poultry farming, running livestock, or just having your own slice of country living, this property has a lot to offer.

Property Features:

- **Four Broiler Houses** – Two 40' x 500' houses and two 43' x 510' houses, built around 2000. The structures are in place, but there's no active poultry production contract, giving you the flexibility to use them as you see fit.
- **Large Metal Shop (40' x 80')** – Perfect for storing equipment, working on projects, or setting up a home-based business.
- **Litter Shed** – A great resource for farm operations or repurposing for other uses.
- **Diverse Landscape** – About 48 acres were planted with loblolly pine three years ago for future timber value. The rest is a mix of open fields and wooded areas, ideal for livestock, hunting, or recreation.
- **Multiple Building Sites** – If you're looking for a spot to build a home, there are several great locations with stunning mountain views.
- **Close to Outdoor Recreation** – Just minutes from Blue Mountain Lake and Mount Magazine, offering plenty of opportunities for fishing, hiking, and enjoying the outdoors.

Important Details:

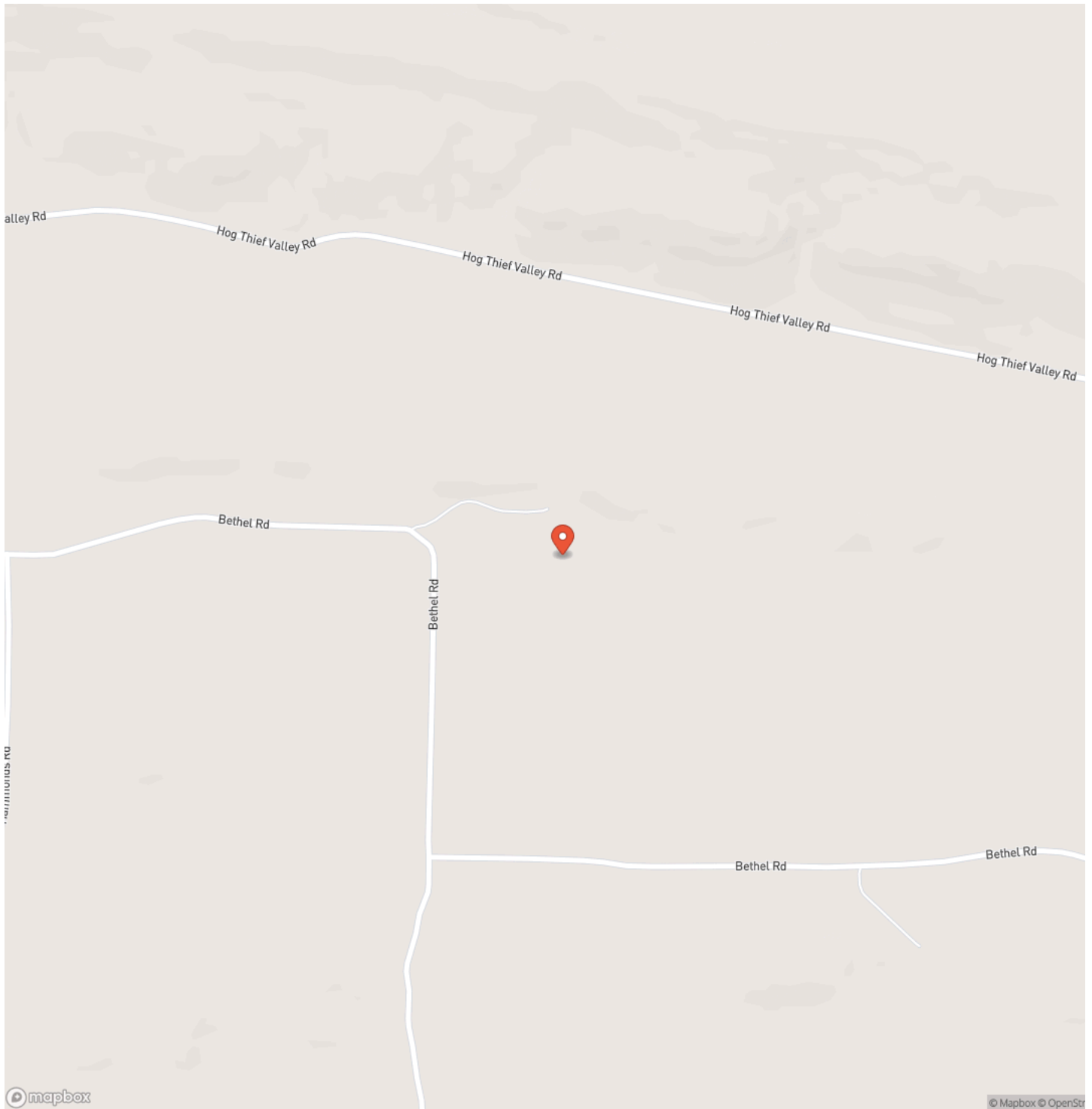
- **Selling "As Is, Where Is"** – The property is being sold in its current condition, with all faults.
- **No Active Poultry Contract** – This means you have the freedom to decide how to use the farm.

This is a great opportunity for someone looking for land with solid infrastructure and incredible views. Whether you want to farm, hunt, or build a home, **2471 Bethel Rd** has plenty of potential.

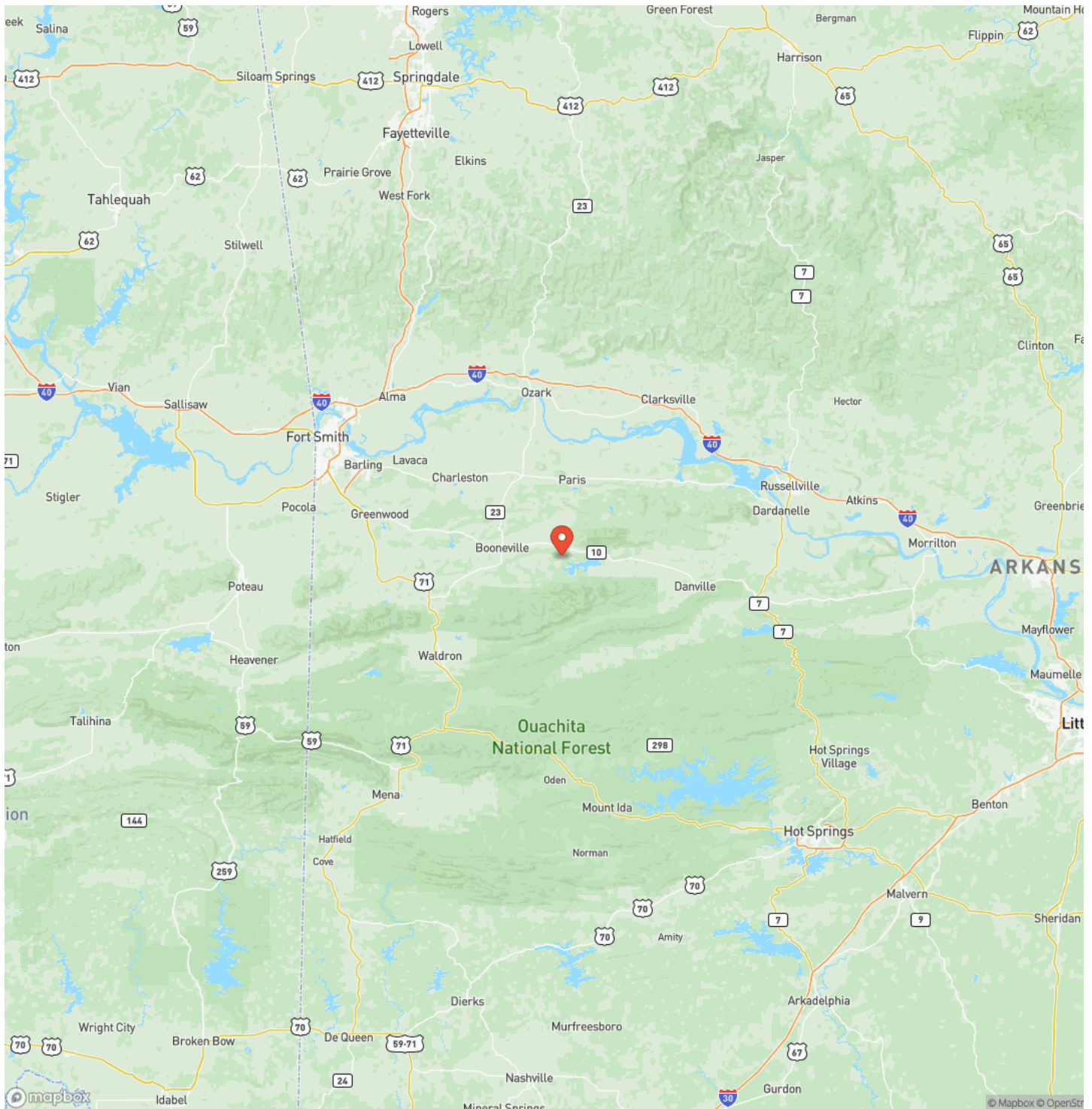
Call today to set up a showing!



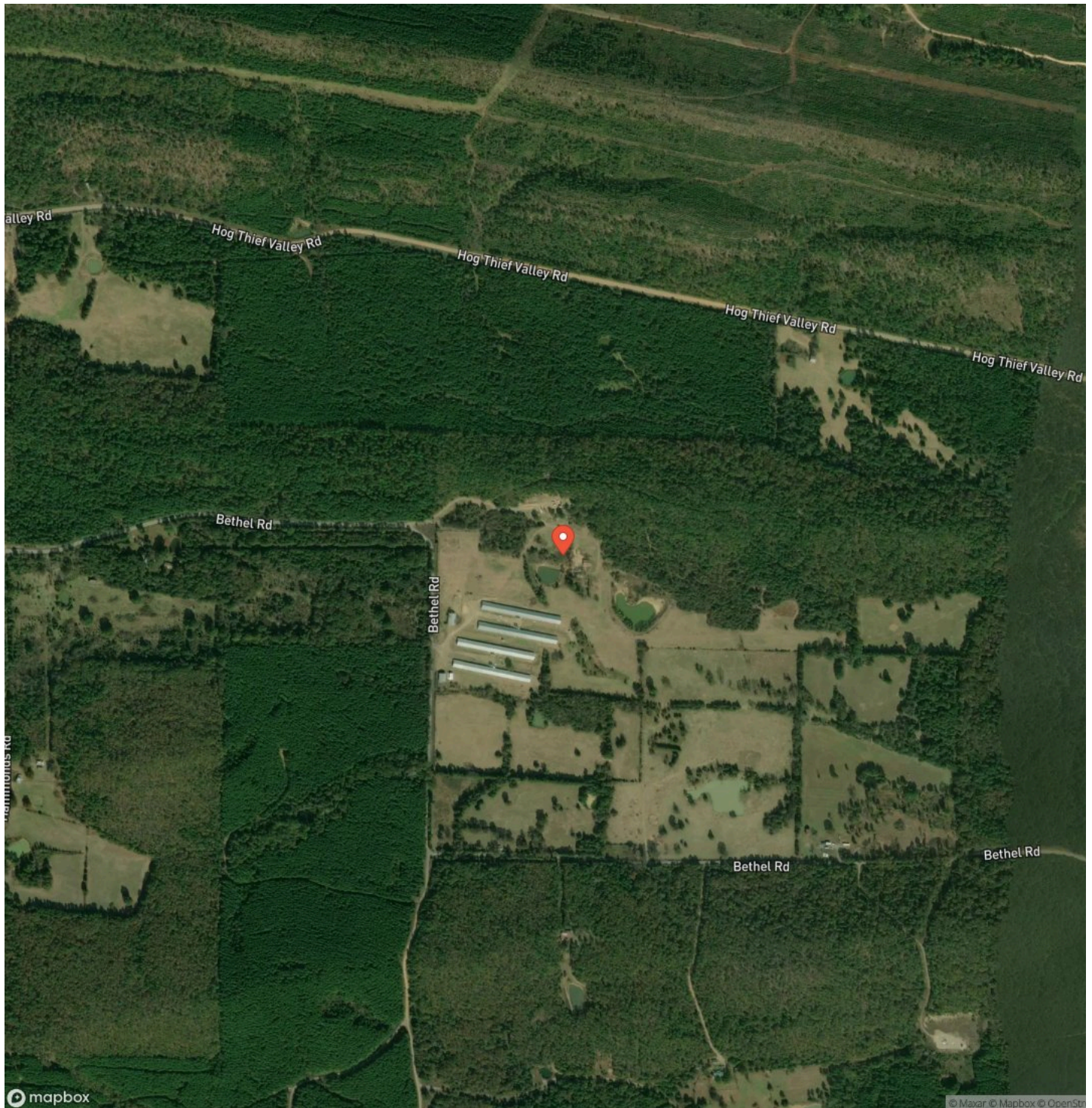
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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.



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.

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