

**River Valley Farm**  
1725 Madison 2340  
Huntsville, AR 72740

**\$6,750,000**  
210± Acres  
Arkansas County



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



## River Valley Farm Huntsville, AR / Arkansas County

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### **SUMMARY**

#### **Address**

1725 Madison 2340

#### **City, State Zip**

Huntsville, AR 72740

#### **County**

Arkansas County

#### **Type**

Farms, Ranches, Recreational Land, Commercial,  
Business Opportunity

#### **Latitude / Longitude**

36.1086 / -93.7009

#### **Bedrooms / Bathrooms**

1 / 2.5

#### **Acreage**

210

#### **Price**

\$6,750,000

#### **Property Website**

<https://livingthedreamland.com/property/river-valley-farm-arkansas-arkansas/35752/>



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### **PROPERTY DESCRIPTION**

Framed in the bluffs of War Eagle Creek we bring to market for the first time in over 80 years, River Valley Ranch. Entwined steep in history, many native American artifacts have been found and preserved over the years. Over 1 Mile of War Eagle Creek frontage brimming with native species border the rich tillable bottom fields. Joining the city limits of Huntsville, Arkansas on one side and only a few miles from U.S Highway 412 and only 40 minutes to Fayetteville and one hour to Bentonville. The Home features a 5,000 total sq ft, Barndominium style house with ornate stained concrete floors and an open floor plan. Further interior features include granite counter tops, large vaulted ceilings with rustic box car siding, grand fireplace and large master suite making this home the centerpiece for this ranch. This Commercial Agricultural has four state of the art nearly brand new 40 x 505 poultry barns, this operation is set up with a state of the art Choretronics 2 automated feeders and water systems. Chore time fans and exhaust systems and also located at the poultry houses is a 40x50 office with two 5,000-gallon water tanks 150,000 kw generator. This highly producing poultry operation backed with the Rotational grazing beef operation in place this working farm is ready to continue its legacy with a new steward. The Poultry contract is renewable with new owners upon approval of Buyers, Due to the agricultural Bio security of this operation we ask that no one goes to the property without appointment. All buyers must send proof of funds and or bank letter of guaranty or bank preapproval letter with very limited funding contingencies, providing the sellers with assurance that a purchase offer can successfully and timely close.



**River Valley Farm**  
**Huntsville, AR / Arkansas County**

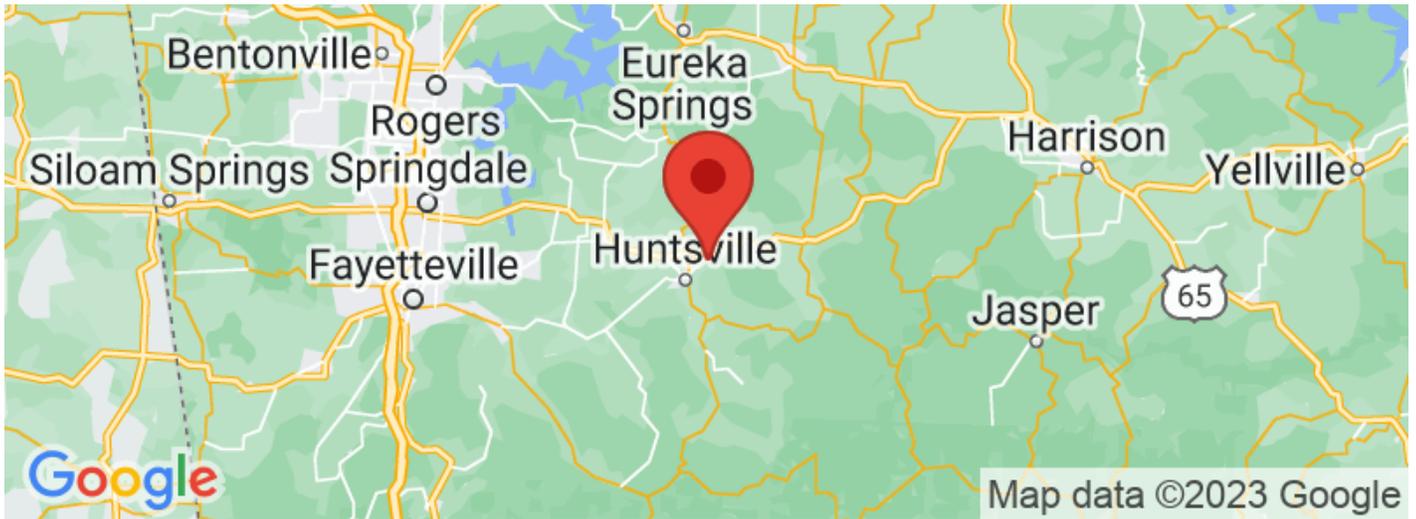
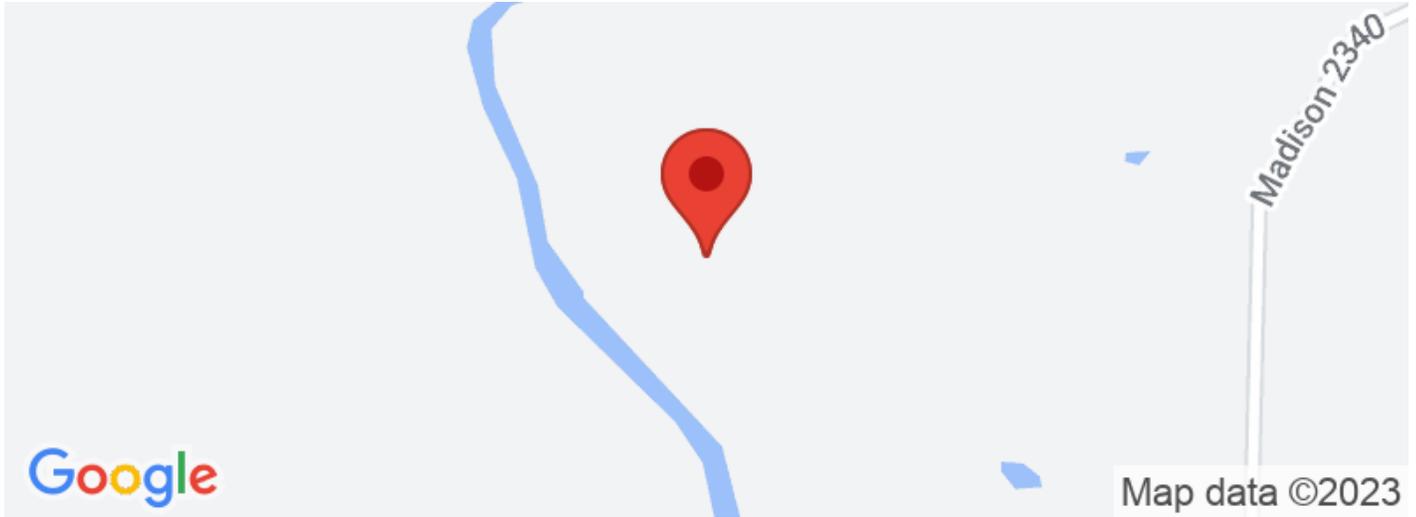
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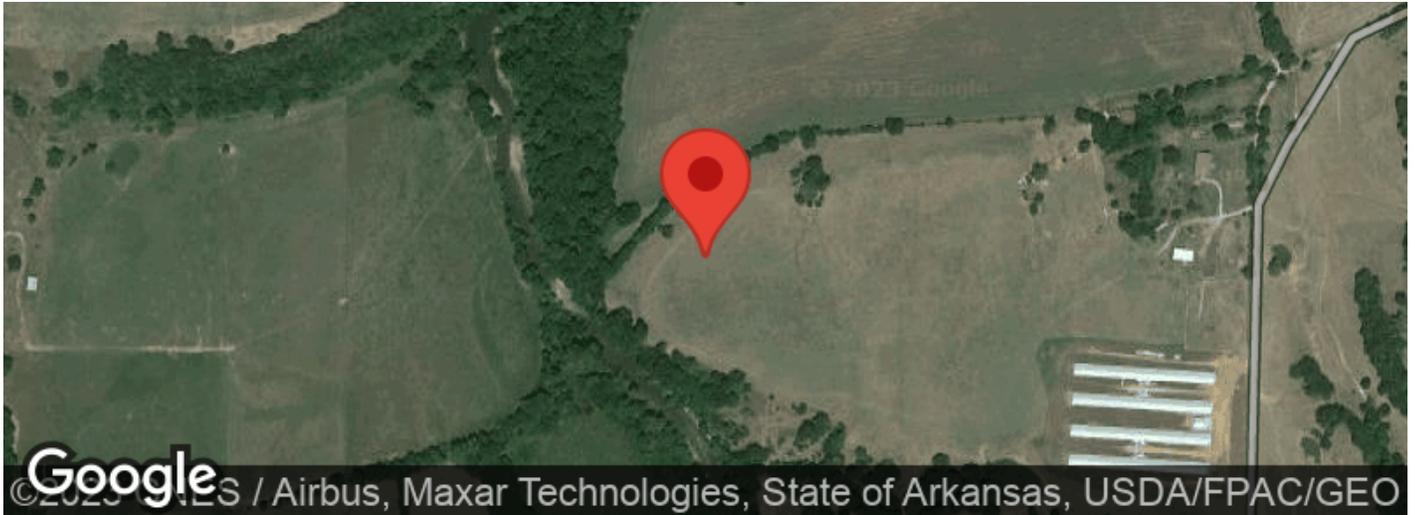
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## Locator Maps



## Aerial Maps



**MORE INFO ONLINE:**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

D.W. Hindman

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**Office**

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**Email**

dwlivingthedream@gmail.com

**Address**

515 S Franklin

**City / State / Zip**

Cuba, MO 63005

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**NOTES**

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## **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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**Living The Dream Outdoor Properties**  
25535 Randolph Rd  
Waynesville, MO 65583  
(855) 289-3478  
<https://livingthedreamland.com/>

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