

**Mill Creek Ranch**  
181 Lovers Lane  
Bigelow, AR 72016

**\$3,150,000**  
588± Acres  
Perry County



**Mill Creek Ranch**  
**Bigelow, AR / Perry County**

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**SUMMARY**

**Address**

181 Lovers Lane

**City, State Zip**

Bigelow, AR 72016

**County**

Perry County

**Type**

Farms, Ranches, Horse Property, Recreational Land, Business Opportunity

**Latitude / Longitude**

35.009911 / -92.644211

**Acreage**

588

**Price**

\$3,150,000

**Property Website**

<https://habitatlandcompany.com/property/mill-creek-ranch-perry-arkansas/85420/>



## Mill Creek Ranch Bigelow, AR / Perry County

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### **PROPERTY DESCRIPTION**

Welcome to Mill Creek Ranch on Lovers Lane—one of the most diverse and truly turn-key agricultural and cattle operations in the region. Spanning nearly 600 acres, this exceptional property offers a well-balanced mix of irrigated cropland, improved pasture, and abundant water resources—ideal for row-crop farming, hay production, and livestock. Located in a highly desirable area, the ranch features gently rolling terrain, scenic vista views to the south, and an excellent proximity to I-40, Conway, and Little Rock.

#### Property Highlights:

- 140± acres of hay and soybeans under center pivot irrigation
- 60± acres of rice and soybean ground irrigated via Fourche River relift system
- 6 strategically located ponds, Mill Creek, and Fourche River frontage
- Cross-fenced paddocks for efficient rotational grazing
- Large hay barn, grain silos, and a shale pit for internal road maintenance
- Well-maintained interior road system for year-round access

#### Location:

- 10 miles from Conway
- 30 miles to Little Rock
- 20 miles from I-40 via two access points

#### Additional Information:

This is a rare opportunity to acquire a fully operational, diverse farm in a premier location.

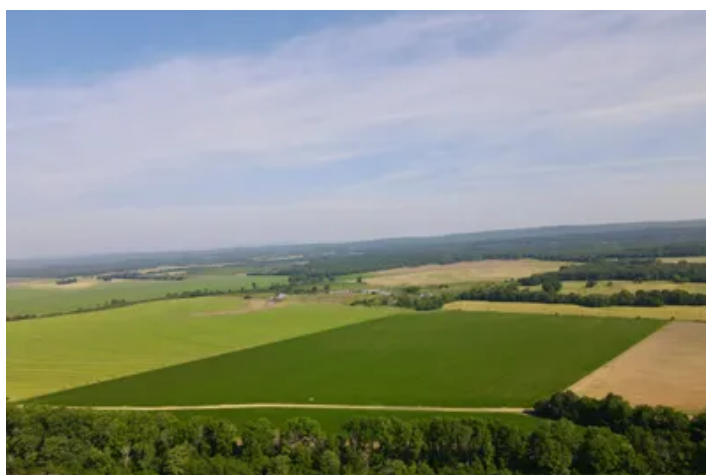
Ask about additional acreage.





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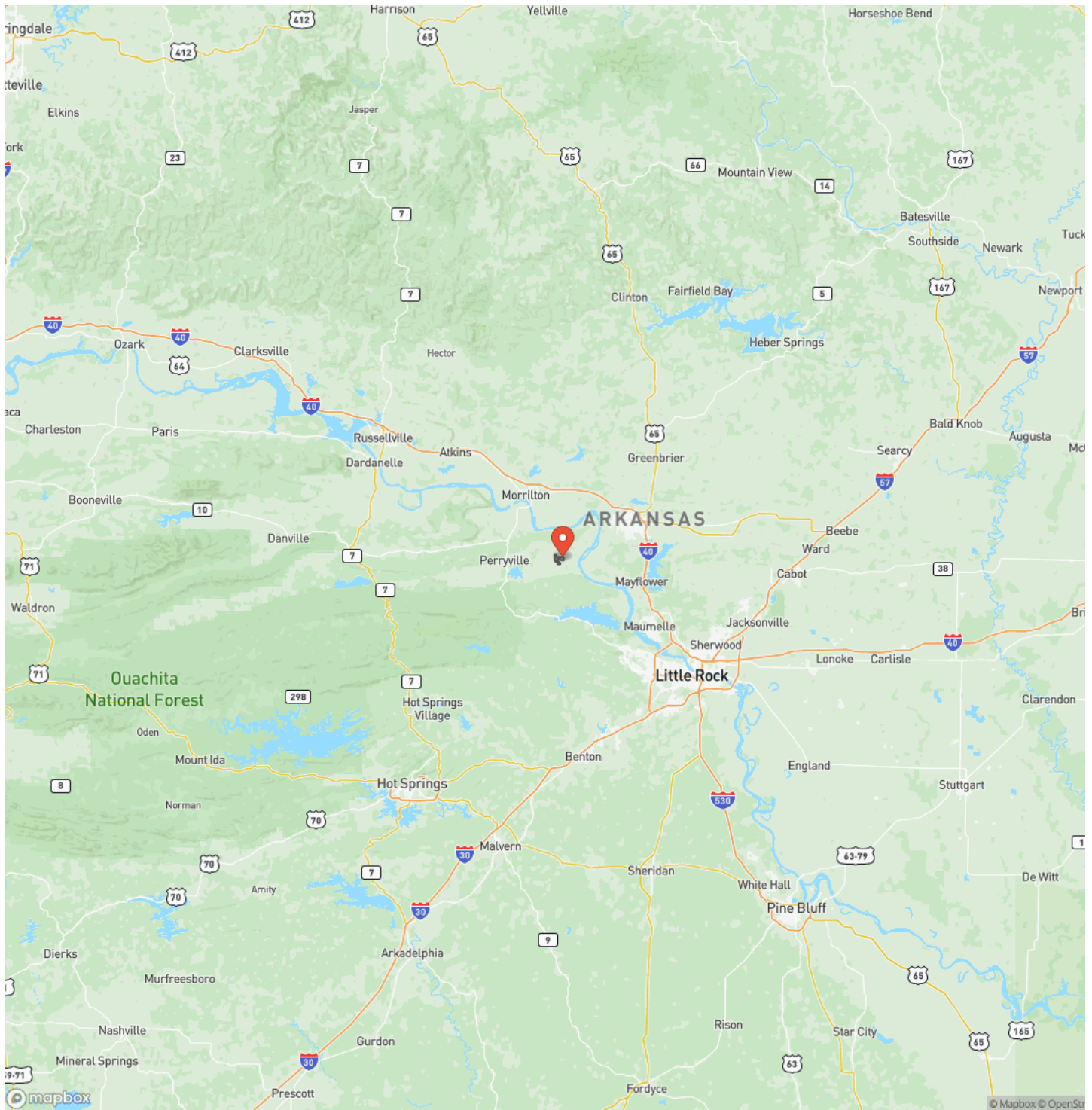
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## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Luke Cullins

## Mobile

(501) 593-8009

## Email

luke@habitatlandcompany.com

## Address

270 Riverview Road

## City / State / Zip

## NOTES

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## This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.



**<https://www.habitatlandcompany.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.



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