

Mill Creek Ranch
181 Lovers Lane
Bigelow, AR 72016

\$3,150,000
588± Acres
Perry County



Mill Creek Ranch
Bigelow, AR / Perry County

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/>



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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

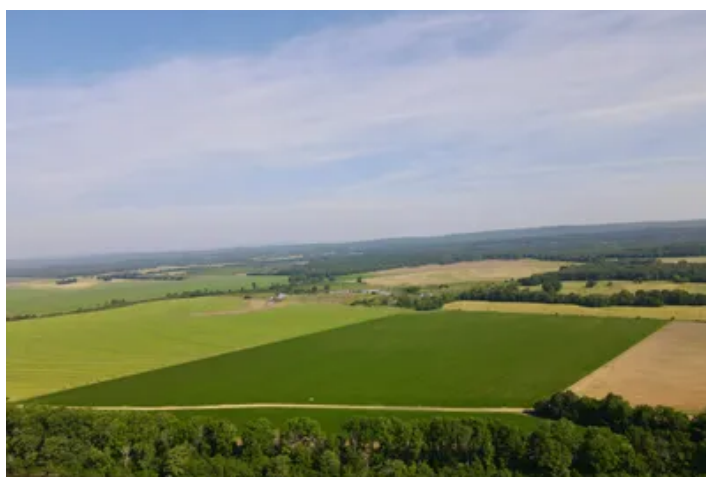
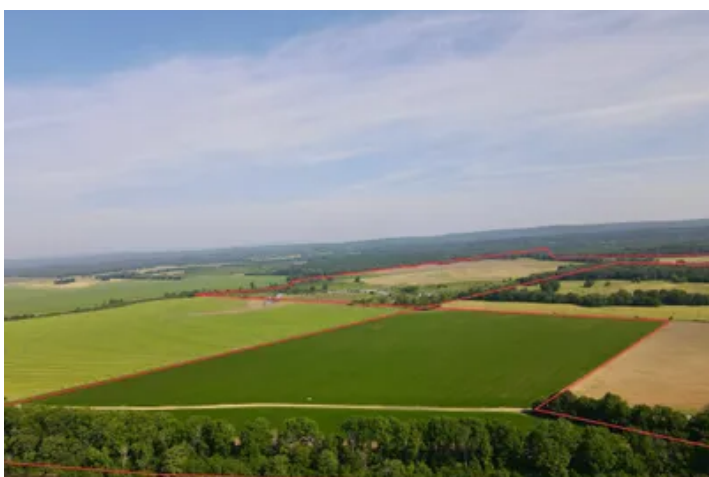
Additional Information:

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

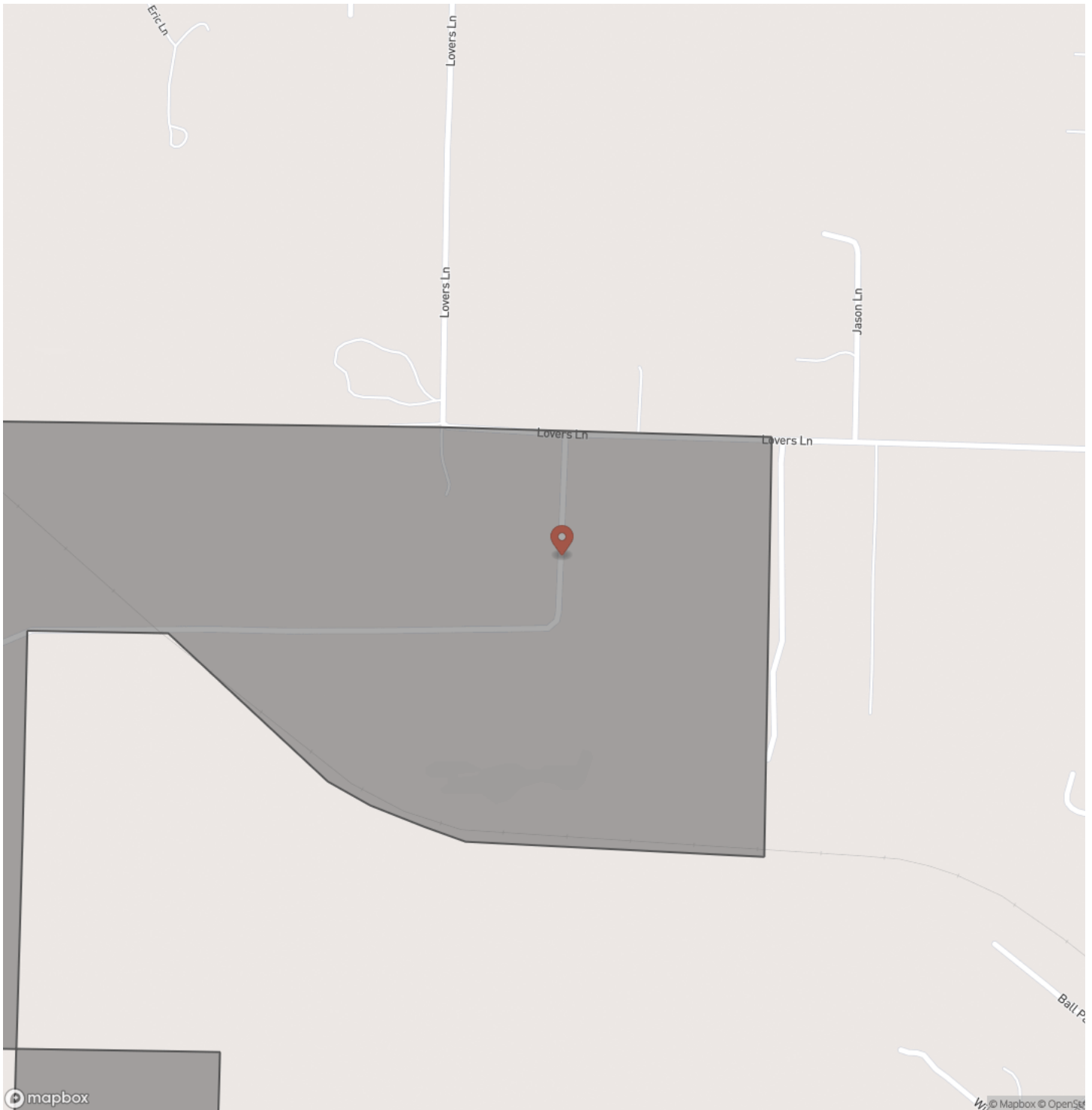
Ask about additional acreage.



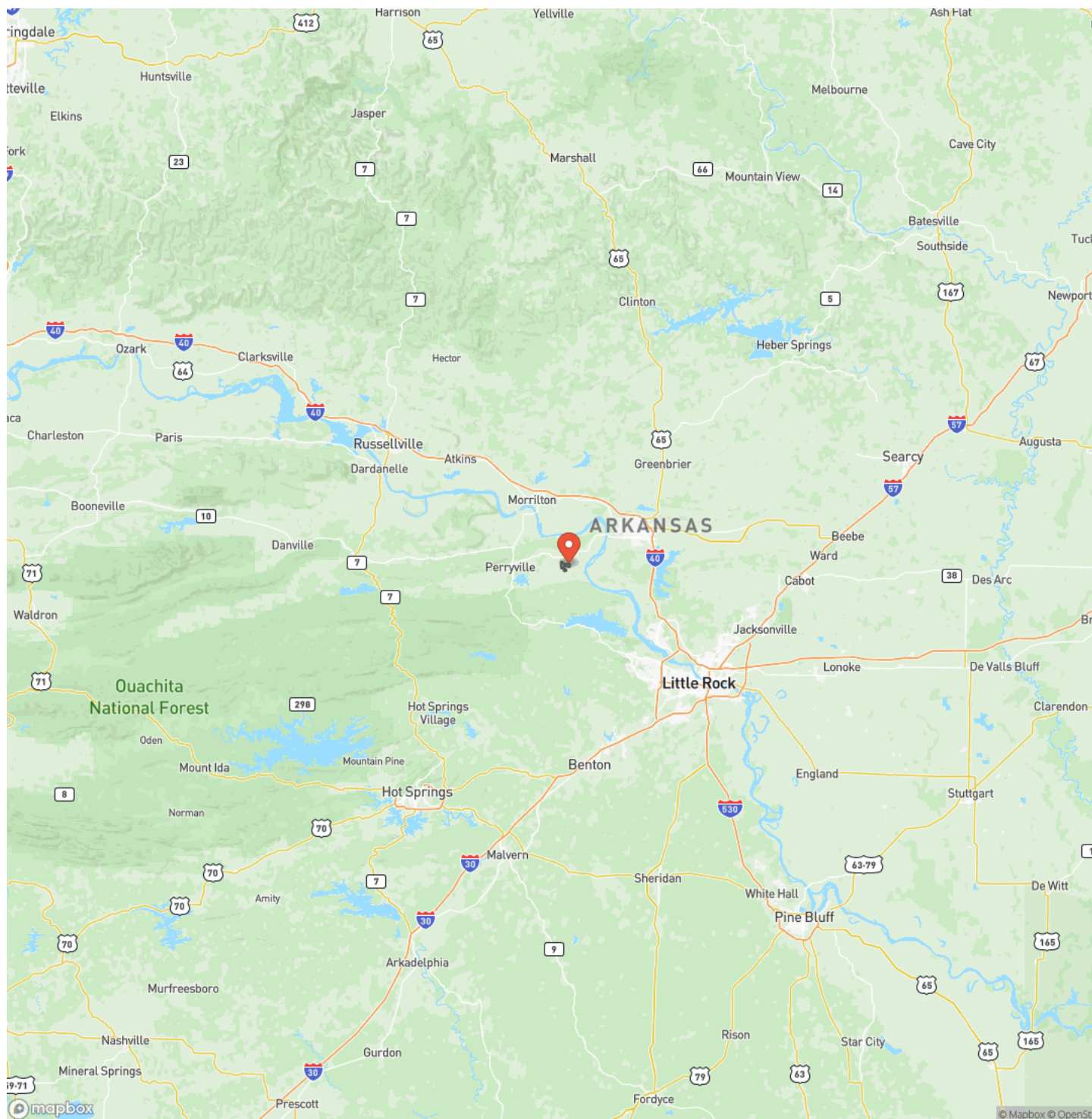
Mill Creek Ranch
Bigelow, AR / Perry County



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

Searcy, AR 72143

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.

This image shows a single 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.



<https://www.habitatlandcompany.com/>

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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.



Habitat Land Company
418 E. Booth Rd
Searcy, AR 72143
(870) 830-5263
<https://www.habitatlandcompany.com/>

