



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



LH Breeder Farm

**49.1± ACRE POULTRY OPERATION
CLEVELAND COUNTY, AR**

\$1,495,000



THREE BREEDER HOUSES!

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE CLEVELAND 49.1

PROPERTY PROFILE

LOCATION:

- 670 Ryburn Road
Rison, AR 71665
- Cleveland County
- 10± Miles E of Rison
- 22.4± Miles SW of Pine Bluff
- 64.8± Miles SE of Little Rock
- 264± Miles SE of Fayetteville
- 320± Miles NE of Dallas, TX

COORDINATES:

- 33.9441, -92.05295

TAX INFORMATION:

- 2025 Taxes
- Parcel # 01084-00: \$3,383.24
- Parcel # 01084-01: \$513.12

PROPERTY USE:

- Investment
- Poultry Farm
- Potential Home/Cabin Site
- Potential Small Cattle
Operation

PROPERTY INFORMATION:

- 49.1± Acres
- Two 45' x 525' Breeder Houses
- One 45' x 535' Breeder Houses
- 2 Litter Barns
- 1 Storage Barn
- Utilities Available



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JOSH BECKHAM

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



WELCOME TO THE CLEVELAND 49.1

WELCOME TO LH BREEDER FARM, A 49.1± ACRE POULTRY OPERATION LOCATED IN CLEVELAND COUNTY, ARKANSAS. This three-house breeder farm offers an excellent opportunity for a poultry producer or investor looking to acquire an established operation with substantial infrastructure already in place. While the farm is currently out of production and requires certain upgrades before returning to active breeder production, the property provides a strong foundation and significant upside potential.

The farm consists of two 45' x 525' breeder houses built in 2018 and one 45' x 535' breeder house built in 2008. All three houses are equipped with Rotem Platinum Plus controllers, AgriAlert 800EZ alarm systems, Big Dutchman feed hoppers, Valco GrowerSelect feed pan feeders, Big Dutchman Chain feeder lines, Plasson nipple drinkers, Cumberland nest systems, large egg rooms, and 60-foot cool cells. House 1 and House 2 feature plastic slat flooring, Big Dutchman single-belt egg tables, and ten 52-inch Munters fans per house. House 3 is equipped with wood slats, a Cumberland single-belt egg table, and ten new 54-inch Munters fans.



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MORE ABOUT THE CLEVELAND 49.1

Additional farm improvements include two litter barns and a 150KW Perkins generator serving Houses 1 and 2. The nearly 50± acre tract provides room for equipment storage, future improvements, or other agricultural uses.

For buyers seeking an opportunity to re-enter production on an existing breeder farm, LH Breeder Farm offers a combination of newer poultry houses, proven equipment, and established infrastructure in a well-known poultry-producing region of Arkansas. With the necessary updates and improvements, this property has the potential to once again become a productive breeder operation.

**Contact Josh Beckham today for more information
or to schedule a private showing.**



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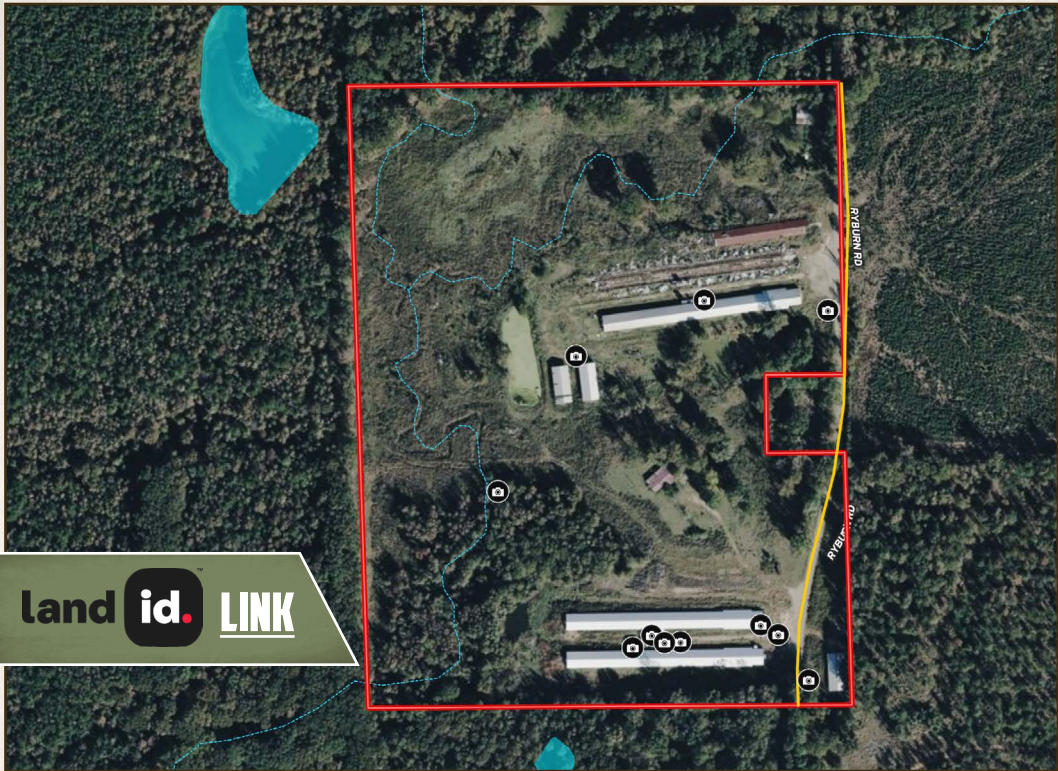
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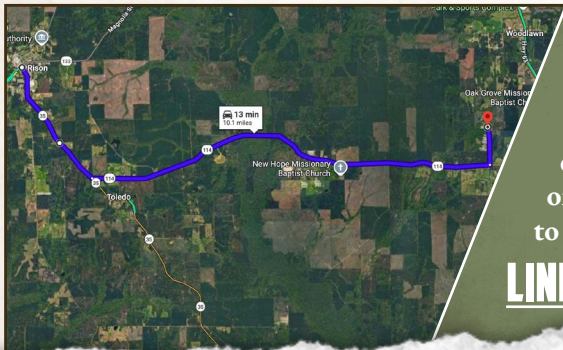
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land id. LINK



Directions From Rison, AR: Travel south on Highway 35 for 2.3 miles. Turn left onto Highway 114 and continue east for 7.1 miles. Turn left onto Ryburn Road and travel 0.6 miles to the farm on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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