



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

28.46± ACRE POULTRY FARM
UNION COUNTY, AR
\$4,400,000

WELCOME TO
M&P Breeder Farm

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

M&P BREEDER FARM

PROPERTY PROFILE

LOCATION:

- 764 Jones Lake Cutoff Road
Strong, AR 71765
- Union County
- 100± Miles SE of Hope
- 200± Miles SE of Waldron
- 300± Miles NE of Dallas, TX
- 405± Miles SE of Tulsa, OK

COORDINATES:

- 33.1234, -92.32405

PROPERTY USE:

- Poultry Operation
- Investment
- Residential

TAX INFORMATION:

- Parcel 1: 00000-11258-0100

PROPERTY INFORMATION:

- 28.46± Acres
- Six 535' x 40' Poultry Houses
- 44' x 120' Litter Shed
- Two Water Wells
- City Back-Up Water
- 180 kW Generator
- 165 kW Generator
- Egg Packing Machine
- Large Egg Room
- Mobile Home
- Kubota Tractor
- Front End Loader
- Bush Hog



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JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO M&P BREEDER FARM

WELCOME TO M&P BREEDER FARM, A 28.46± ACRE POULTRY OPERATION LOCATED JUST OUTSIDE THE CITY LIMITS OF STRONG IN UNION COUNTY, ARKANSAS. This six-house breeder farm presents an excellent opportunity to acquire a modern, state-of-the-art poultry operation with extensive automation and infrastructure in place.

M&P Breeder Farm consists of six 40' x 535' breeder houses, with three houses built in 2020 and three built in 2024. All six houses are equipped with Rotem Diversified controllers with RBU-27E backups, a Munters alarm system, Lubing drinker lines with trays, Big Dutchman feed lines, Big Dutchman nest systems, and Vintreks scales. Ventilation is provided by nine 54-inch fans per house.

One of the standout features of the farm is its automated egg-packing system. Each house features a Big Dutchman egg machine and Lubing conveyor system with live-stream camera monitoring, providing added convenience throughout the collection process. A continuous Lubing conveyor system transports eggs from all six breeder houses directly to a climate-controlled gathering area, where eggs are gathered, packed, and stored within the large 60' x 30' egg room. Water is supplied by two wells with city water serving as a backup source, providing additional redundancy for the operation. Backup power is supplied by two generators: a 165 kW unit and a 180 kW unit to support the farm's critical systems in the event of a power interruption.



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MORE ABOUT THE ROBERTS BROILER FARM

The operation is currently set up for approximately 11,300 hens and 1,200 roosters. The three houses built in 2020 are currently paying \$0.60 per dozen, while the three houses built in 2024 are paying \$0.66 per dozen. With a list of minor upgrades, all six houses have the potential to increase to \$0.73 per dozen. That required upgrade list is available for review, providing a prospective buyer with a clear path toward the higher pay rate and projected \$750,000 gross income annually. There is a single wide mobile home on site for the owner or workers.

Large, modern breeder farms with exceptional income don't come available often, so don't miss the opportunity to make M&P Breeder Farm yours today.

Contact Josh Beckham today to schedule a private showing and experience #TheSmallTownWay.



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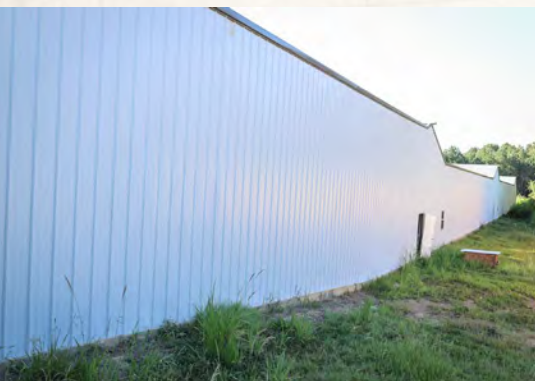
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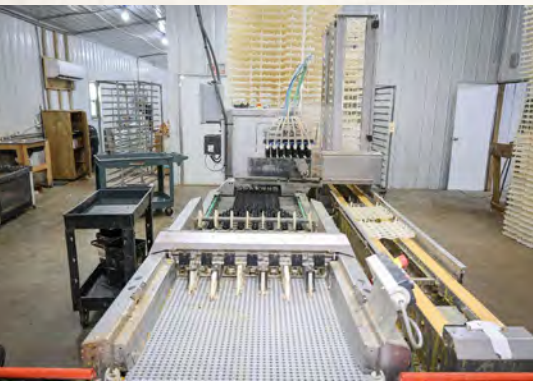
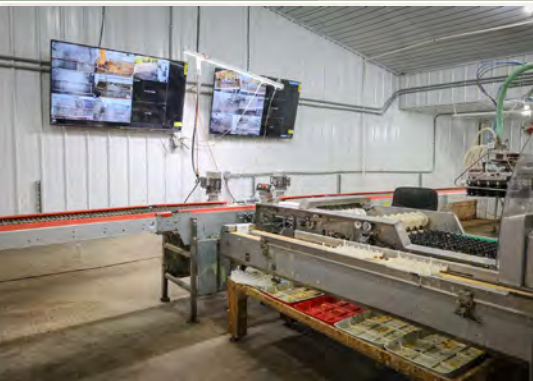
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land id. LINK



Directions From Strong, AR: Travel east on Highway 82 for 2.5 miles. Turn left onto Gantz Cutoff Road and continue 0.7 miles to the farm entrance on the right.

LINK TO GOOGLE MAP DIRECTIONS



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