



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

45± ACRE POULTRY FARM
POLK COUNTY, AR
\$4,000,000

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE POLK 45

PROPERTY PROFILE

LOCATION:

- Polk Road 49
Mena, AR 71953
- Polk County
- 3± Miles W of Mena
- 83± Miles S of Fort Smith
- 250± Miles NE of Dallas, TX

COORDINATES:

- 34.5951, -94.29542

PROPERTY USE:

- Poultry Farm
- Investment
- 1031 Tax Exchange

TAX INFORMATION:

- 0000-06166-0000 - \$107
- 0000-06167-0000 - \$13,295
- 0000-06168-0000 - \$199
- 0000-06180-0000 - \$1
- 0000-06192-0000 - \$45



LUKE ALSTON, ALC | EXECUTIVE BROKER
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NICK PATE | LAND SPECIALIST
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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

THE POLK 45

PROPERTY PROFILE

PROPERTY INFORMATION:

- 45± Acres
- Seven 54'x550' Broiler Houses
 - 3 Built in 2016
 - 4 Built in 2019
- OK Foods Contract
- Two 180kW Taylor Generators with Transfer Switches in the Central Shed
- City Water, Four Water Wells & 40k Gallon Water Storage
- Natural Gas with Tube Heaters in All Houses
- Big Dutchman Feeders & Feed Bins
 - Two 18-Ton per House
- Extra Large Control Rooms Outfitted with Rotem Platinum Plus Controllers, Expanded Back-Up, Dual Medicator Pumps, On-Demand Water, Utility Sink, Foggers and Wireless Communicators
- Lubing Waters with Plasson Regulators
- Turbo Grow Chick Feeders
- 54'x200' Litter Stacking Shed
- 40'x80' Steel Truss Compost Shed with RotoPoster Rotary Vessel Composter
- 16'x36' Static Compost Shed
- Double-Wide Mobile Home
- Retired Poultry Houses Used for Storage
- Farm Equipment Available for Purchase
- Additional Acreage Available



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WELCOME TO THE POLK 45

INTRODUCING A PREMIUM-BUILT POULTRY FARM IN WESTERN ARKANSAS.

This 45± acre Polk County farm represents owners who paid attention to the detail of the construction, equipment, and layout. Designed for optimum efficiency, the operation is as good as you will see in the poultry industry. No corners were cut in the construction of the seven 54'x550' houses, three of which were built in 2016 and the remaining four in 2019. Each house is a mirror image of the other, ensuring parts and service are more manageable for the grower.

The houses are all open span with drop ceilings, wooden trusses, and wooden “post in concrete” stem wall construction. All houses have extra tunnel and exhaust fans for optimal ventilation and air speed, which is an important aspect of managing your flock. Additionally, each house is outfitted with tunnel doors, European wall vents, tube heaters, stir fans, and foggers to keep your birds comfortable and control internal elements.



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MORE ABOUT THE POLK 45

The heart of the operation is the Big Dutchman 14-spoke feeders, Turbo Grow chick feeders, Lubing Waterers with cups, Plasson On-Demand regulators, and Rotem Controllers with Expanded Back-Up and Wireless Communicators, making this a total package of premium equipment. The farm boasts one of the best inventions for large-scale houses: the Poultry Hawk!

A water storage and generator shed is located in the center of the farm. The shed houses two 180 kW Taylor generators with independent diesel storage tanks for feeding the generators. All transfer switches and shutoffs are also located inside this shed. The other end of the building houses the mothership for water distribution on the farm. City water and four water wells are fed into this building, where 40,000 gallons of stored water are housed along with booster and chemical pumps to service each house as needed. Another huge benefit is the availability of natural gas fuel used to feed the tube heaters, which is not readily available to most farms in the area.



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The farm also has an extra-large litter stacking shed that is double the capacity required by NRCS, giving the grower peace of mind about not running out of space if the weather doesn't cooperate. Another big bonus is the RotoPoster rotary vessel composter for dead bird removal, which is located under a steel truss shed specifically built for the composter. A static compost shed is also on the farm from when it was originally built in 2016.

This farm includes a double-wide mobile home for the grower or any farm laborers to live conveniently nearby. Three poultry houses, retired from service, are repurposed to store parts and equipment used in the poultry operation. Additional acreage is available, and all farm equipment will be sold separately.

If you are looking for a large-scale poultry farm ready for flock placement, come take a tour! Contact Luke Alston or Nick Pate today for additional information and to schedule a private showing.



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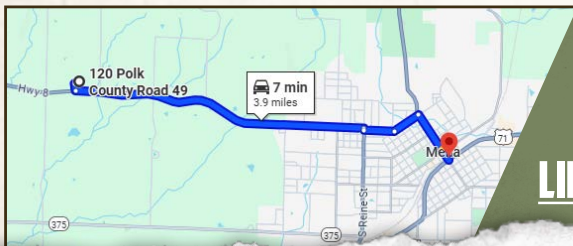
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land id. LINK



Directions From Mena, AR:
Travel 3 miles west on Hwy 8 to
the farm on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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