



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

40± ACRE POULTRY FARM
SEVIER COUNTY, AR
\$1,650,000

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

THE SEVIER 40

PROPERTY PROFILE

LOCATION:

- 315 Stemple Road
Gillham, AR 71841
- Sevier County
- 3± Miles W of Gillham
- 5± Miles N of DeQueen Lake
- 10± Miles W of Gillham Lake
- 10± Miles N of DeQueen
- 38± Miles S of Mena

COORDINATES:

- 34.16722, -94.35003

PROPERTY USE:

- Poultry Farm
- Residential
- Investment
- 1031 Tax Exchange

PROPERTY INFORMATION:

- 40± Acres
- Four 43x500 Poultry Houses
 - Built in 2009
- 2,228± SqFt Custom-Built Home
 - Built in 2020
 - 4 Bedrooms/2.5 Baths
 - 2-Car, Drive-Thru Carport
- Fenced & Cross-Fenced
- Horse Barn
 - Stalls, Electricity & Water
- Leveled Dirt Arena

TAX INFORMATION:

- Parcel: 002-06246-000
- \$4,469



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LUKE ALSTON, ALC

EXECUTIVE BROKER

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lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SEVIER 40

WELCOME TO THE SEVIER 40, LOCATED AT 315 STEMPLE ROAD IN GILLHAM, ARKANSAS. The 40± acre Sevier County farm is a turnkey poultry operation with four 43x500 broiler houses currently in production with a contract to grow for Pilgrim's. The current owner has meticulously maintained the houses, which pays it forward to the next owner in terms of unkept maintenance. All houses are a mirror image of each other and are outfitted with Chore-Time equipment, known to be the standard bearer in the poultry industry. The farm also consists of a 40x70 litter stacking shed and a water distribution and generator shed housing a 130 kW Taylor generator with all transfer switches/main breakers and water pressure tanks centrally located to the four houses. The farm has natural gas used for fueling the brooders in all houses, which is a highly sought-after feature in the broiler industry relating to reduced fuel expense. A water well and city water eliminate worries of getting in a pinch for water in the hot, dry summers. The farm is truly ready to go!



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MORE ABOUT THE SEVIER 40

Included with the farm is a custom-built home with a plethora of features. The 2,228± square foot home, constructed in 2020, offers four bedrooms with walk-in closets, two full bathrooms with walk-in tile showers, and one half bath. The kitchen, butler's pantry, laundry/mud room, and bathrooms all have matching Alder cabinets with soft-close features and granite countertops. The home is also fueled by natural gas for consistent heating and cooking. The home is extremely low maintenance; from the metal exterior roof and siding and rock wainscoting to the dyed concrete flooring inside, you will have time to concentrate on the farming enterprise versus the maintenance of the home. Enjoy a two-car drive-thru carport attached to the home for protecting your vehicle and cargo on rainy days. You will find covered porches on both the north and south sides of the house, so you will never get tired of sitting on your porch taking in the beautiful landscape.



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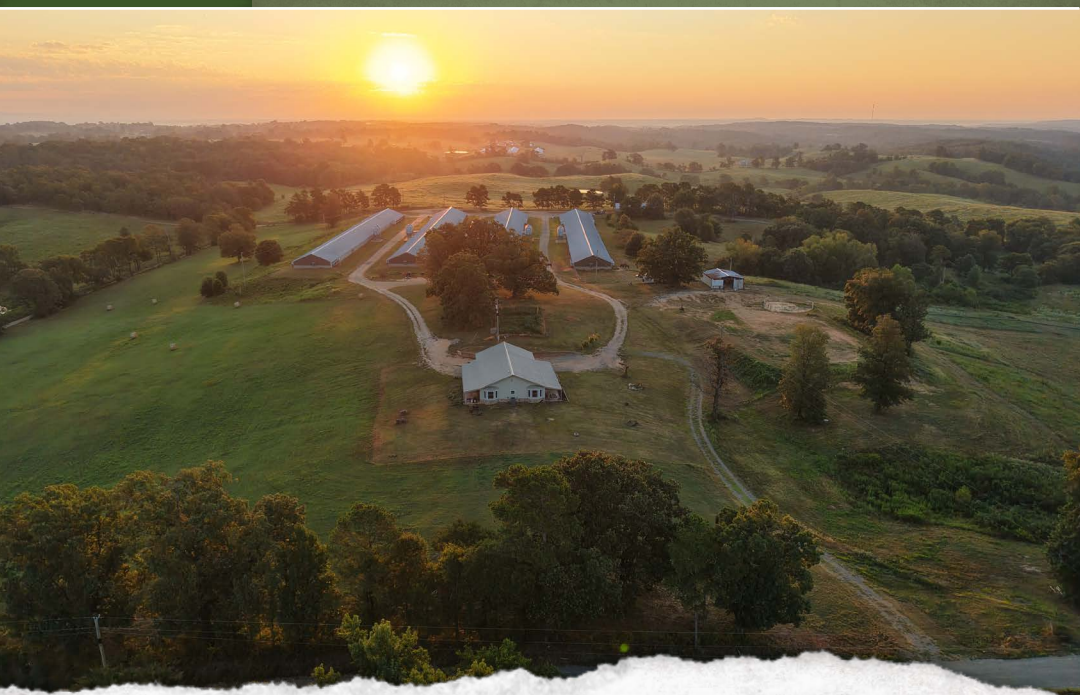
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MORE ABOUT THE SEVIER 40

The acreage is anything but status quo. Rolling hills and views in every direction give a much larger feel. The acreage is fenced and cross-fenced for running cattle or continuing the current owner's hobby of raising horses. The majority of fencing is non-climb and horse-friendly, providing a safe environment for your ponies. The feature that brings it all together is the leveled dirt arena located between the home and horse barn for exercising and training your equine friends.

The Sevier 40 is ideal for the young farmer looking for a place to live the farming lifestyle and enjoy the freedom of not punching a time clock, or for the large farmer looking to downsize or add to the current collection.

Let's take a look today—contact Luke Alston to learn more.



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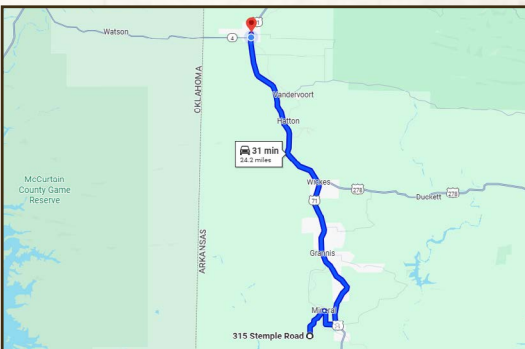
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land id. LINK



Directions From Cove, AR: Travel 20 miles south on Hwy 71. Turn right on Mineral Road and continue 2 miles. Turn left on Stemple Road and proceed 2 miles to the farm on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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