

Emerald Ozark Meadows
2176 Ash Trial
Melbourne, AR 72556

\$2,600,000
115± Acres
Izard County



Emerald Ozark Meadows
Melbourne, AR / Izard County

SUMMARY

Address

2176 Ash Trial

City, State Zip

Melbourne, AR 72556

County

Izard County

Type

Business Opportunity, Farms, Ranches, Residential Property

Latitude / Longitude

35.987492 / -91.813977

Taxes (Annually)

9000

Dwelling Square Feet

1850

Bedrooms / Bathrooms

2 / 2

Acreage

115

Price

\$2,600,000

Property Website

<https://www.mossyoakproperties.com/property/emerald-ozark-meadows-izard-arkansas/87501/>



PROPERTY DESCRIPTION

115-Acre Poultry & Cattle Farm – Melbourne, AR – Income-Producing with Stunning Ozark Views

Welcome to your dream farm in the heart of the Ozarks! This **beautiful 115-acre working poultry and cattle operation** in **Melbourne, Arkansas**, offers the perfect blend of income, comfort, and country charm. Whether you're looking for an investment, a family homestead, or a turnkey agricultural opportunity—this property has it all.

Poultry Operation:

- **7 Broiler Houses** under current **PECO contract** for instant income: Water Supply for Barns two, 500' wells, both with pumps replaced in the last five years, with Mt. Pleasant City Water for backup, Barns equipped with manual curtains, each house equipped with Cumberland Pro Vision two softwear,
- houses 1, 2 & 3 Built in 1999 are 40' by 400' with two 2000 model 18 ton BROCK Grain Bins per house, These 3 houses are backed up by a 2000 model 80KW John Deere Generator, and have 12 vent fans per house, Houses 4 and 5 are 53' by 500' Constructed in 2010, and share a 2011 Duetz 80KW Generator, both houses equipped with two, 2011 model 20 ton Butchman Grain Bins, each house has 14 vent fans and 4 exhaust fans. Houses 6 and 7, built in 2015, are 50' by 500' and share a 2016 Perkins 80KW Generator. Each house has two 20-ton BROCK Grain bins and 14 vent fans, and 4 exhaust fans. The farm has 21 rented MFA Oil tanks, 12,500 Gallon and 9,1000 Gallon tanks. House Upgrades may be required for contract transfer, based on PECO requirements
- This Farm is fully operational and well-maintained for seamless transition to new ownership.

Pasture & Outbuildings:

- **90+/- acres** of lush, fenced **pastureland**, ideal for cattle or hay production.
- **Parameter Fencing -Cross-fenced** for rotational grazing.
- **Hay Barn:** 75' x 100' – Ample space for hay storage and equipment.
- **Insulated Shop:** 30' x 55', **4-bay**, perfect for equipment maintenance or storage.

Water Features:

- **Three large, picturesque ponds**, stocked and scattered across the property.
- Excellent for livestock, irrigation, or simply enjoying the serene beauty.

Two Homes on Property

Custom-Built Main Home (2024):

- 1,850 sq ft | 2 Bedrooms | 2 Bathrooms, Metal roof and durable siding make this a worry-free home, appliances stay, and the home is move-in ready. With a walk-in closet and large bedrooms, this home is spacious, also boasting a large rock finish walk-in shower, Laminate flooring, and a large carport with storage. Home is on city water,
- Modern finishes, open floor plan, and a **chain-link fenced backyard**—perfect for pets or children.

- Second Home, Constructed in 1989, this home offers 2,600 sq ft of living space | 4 Bedrooms | 3 Bathrooms, nice back patio and pool, sunroom and mudroom, City Water and gas appliances
- Spacious layout, brand-new HVAC system, and stunning views from every window.

Location & Lifestyle:

- Gently **rolling hills** create a **gorgeous Ozark setting** with **breathtaking morning views**.
- A true sportsman's paradise—**great hunting opportunities** abound across the land.
- Conveniently located just **minutes from downtown Melbourne**, offering quick access to schools, stores, and services.

Whether you're an experienced farmer or a family seeking the ultimate countryside escape, this **income-producing, multi-home estate** offers unmatched value, beauty, and potential.

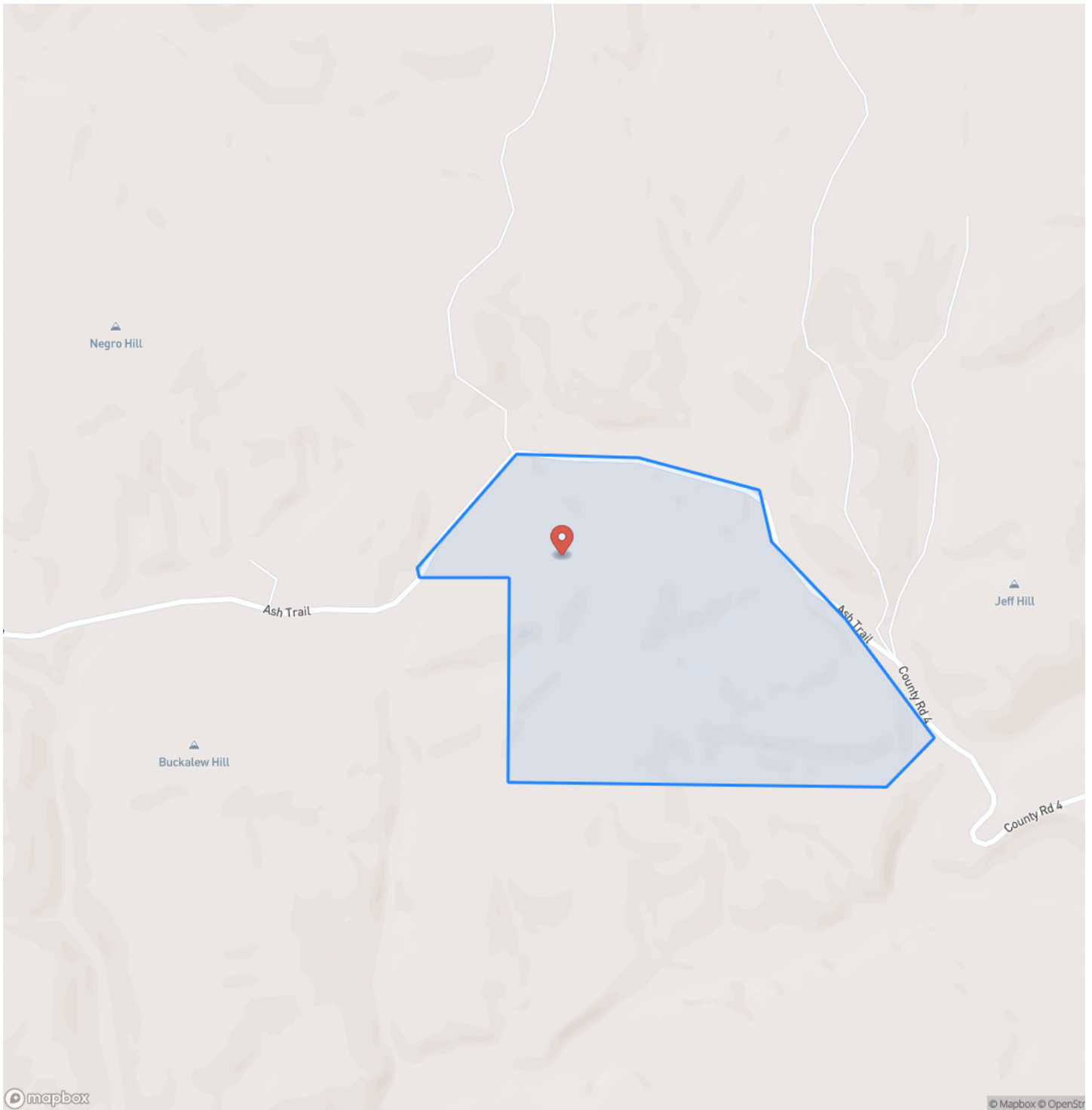
Don't miss this rare opportunity—schedule your private showing today

□

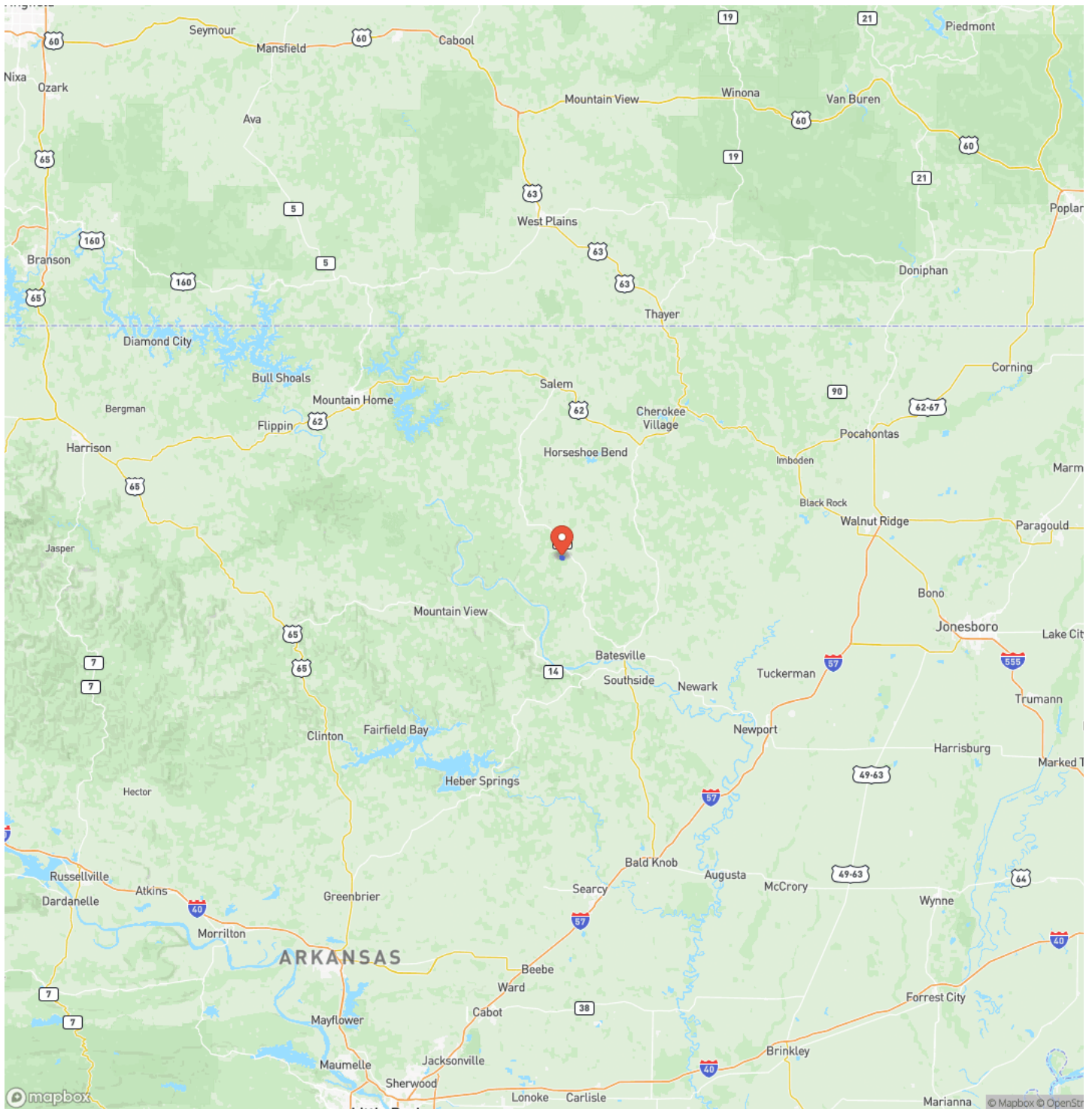
Emerald Ozark Meadows
Melbourne, AR / IZARD County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:
MossyOakProperties.com

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