

**Francis Farms: 73± Acres with Venue Pavilions, Barns, & Potential for Horses, Markets & Multi-Family Living**  
5724 Highway 294  
Jacksonville, AR 72076

**\$1,600,000**  
73± Acres  
Lonoke County



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Jacksonville, AR / Lonoke County**

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**SUMMARY**

**Address**

5724 Highway 294

**City, State Zip**

Jacksonville, AR 72076

**County**

Lonoke County

**Type**

Hunting Land, Horse Property, Commercial, Business Opportunity, Farms, Ranches, Recreational Land

**Latitude / Longitude**

34.853084 / -92.072959

**Acreage**

73

**Price**

\$1,600,000



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### PROPERTY DESCRIPTION

#### TAKING BACKUPS

#### VIRTUAL WALK THROUGH VIDEO AVAILABLE UPON REQUEST

Welcome to Francis Farms, a one-of-a-kind 73± acre property just outside of Jacksonville, AR, offering a turnkey venue operation, multi-residential potential, and room to expand into equestrian, agricultural, or recreational ventures.

Anchoring the estate is a 4,808 SF two-level venue barn, complete with a groom's quarter, bride's quarter, and a fully equipped industrial kitchen. Just outside of the barn is a spacious open-air pavilion, perfect for ceremonies, receptions, or seasonal events under the Arkansas sky.

Additional structures include:

- 270 SF cabin for overnight stays or private prep
- 2,400 SF metal party barn featuring a bar, small kitchen, golf simulator, and televisions—ideal for private events, watch parties, or corporate retreats
- 2,400 SF block shop/storage building
- 812 SF storage building with overhead door
- 280 SF existing pavilion for casual gatherings or vendor setups

The land offers a mix of open pasture and 43± wooded acres, with a scenic pond adding charm and utility. Whether you're envisioning a horse farm, pumpkin patch, or multi-generational homestead, the layout supports a wide range of uses.

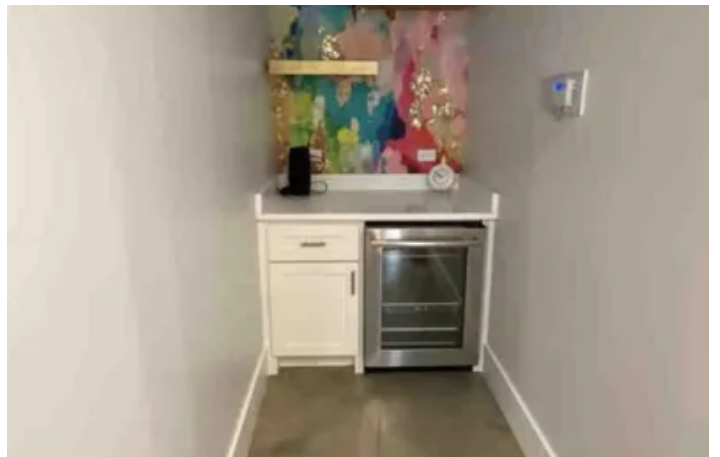
**Included in the sale are all furniture and fixtures, plus essential equipment to maintain the grounds:**

- 2 zero-turn lawn mowers
- 2 four-wheelers
- John Deere tractor with rotary cutter and front-end loader

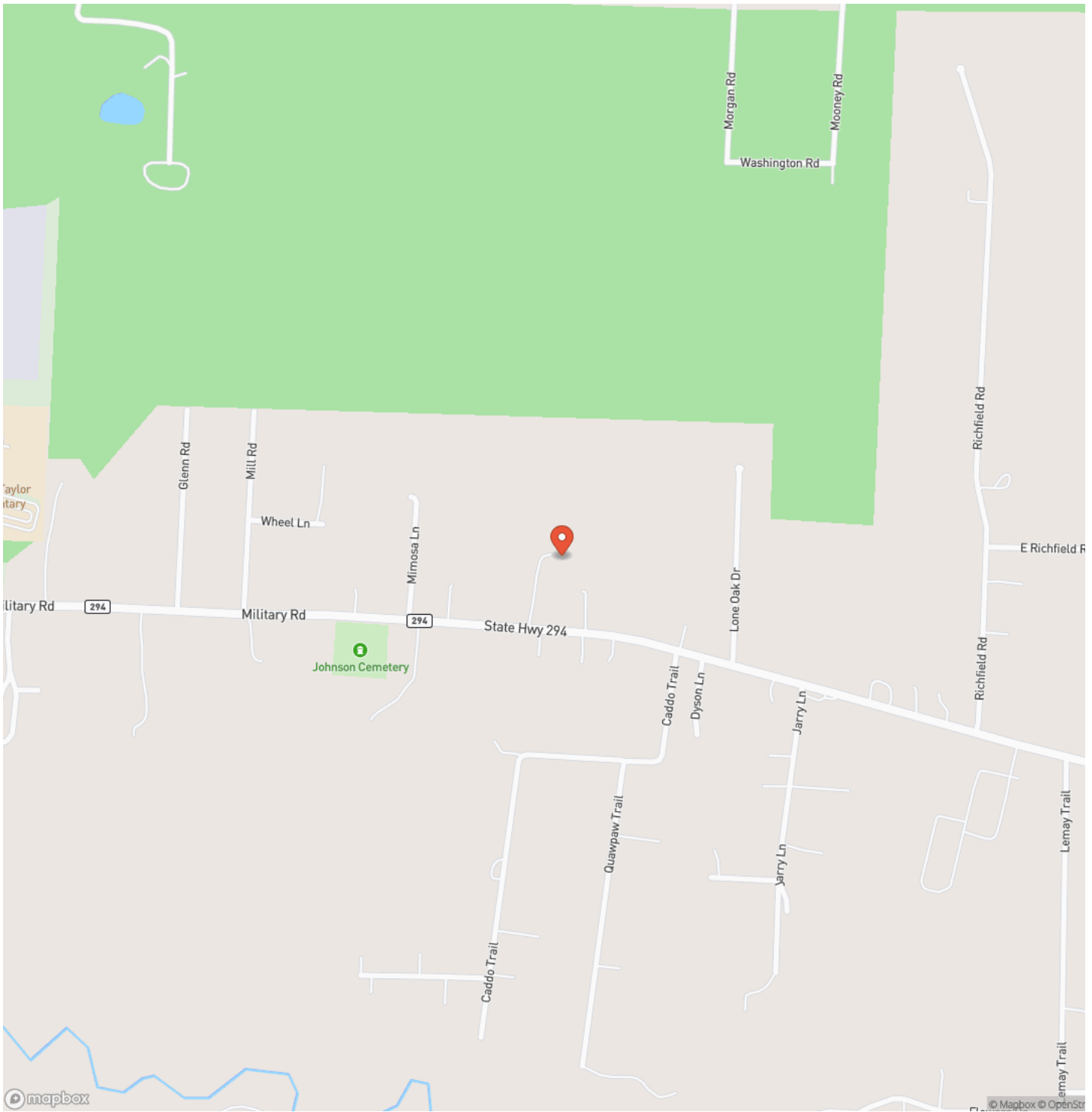
Francis Farms is more than a property—it's a platform for gatherings, growth, and legacy. Whether you're hosting weddings, launching seasonal markets, or building a private retreat, this estate is ready to support your vision.

**Sellers will continue to book events until a closing date is set for a sale. All events booked at that time will be expected to be honored with the purchase. Sellers will be willing to negotiate how the fulfillment of those events will occur with the buyer.**

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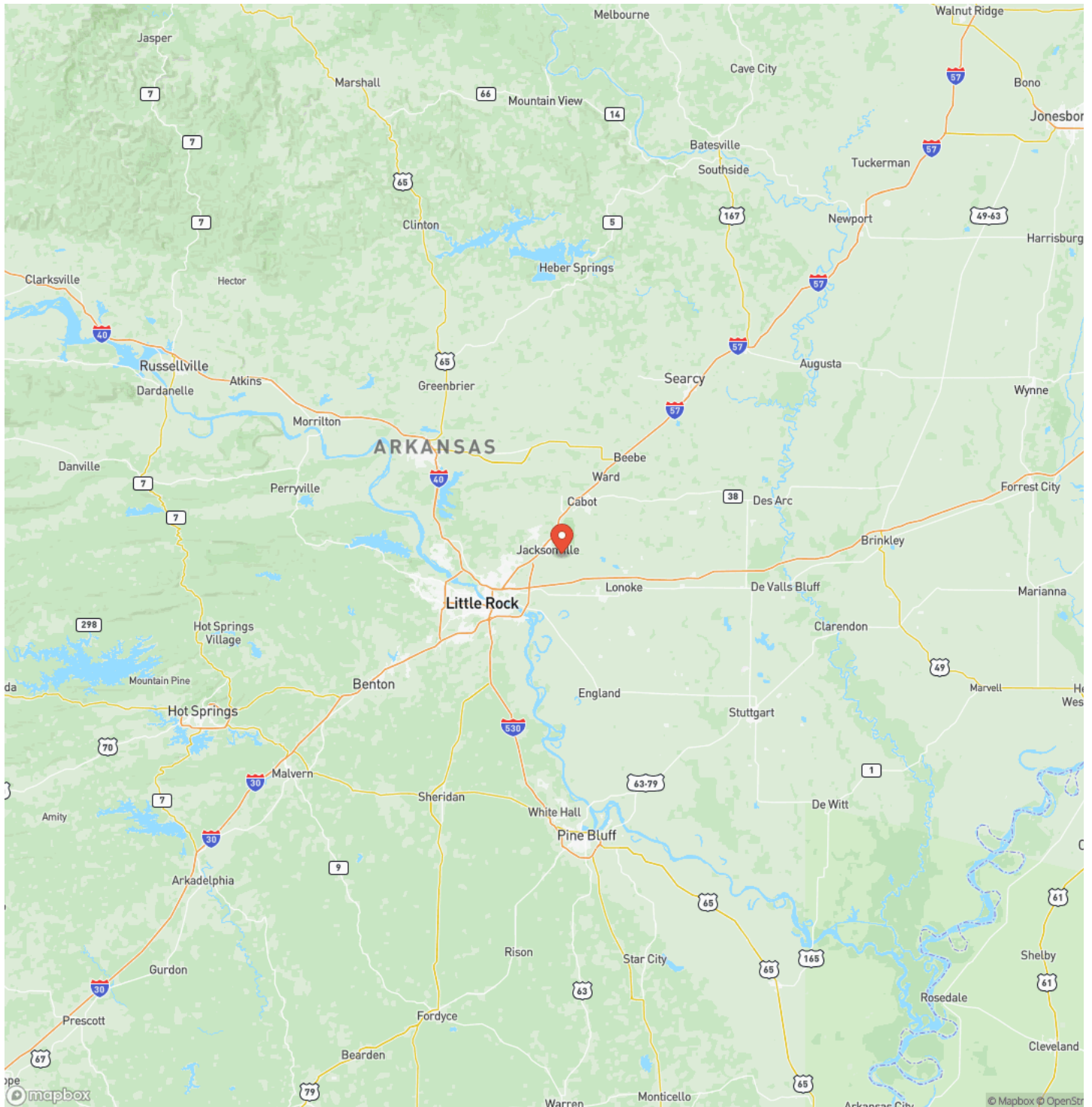


## Locator Map

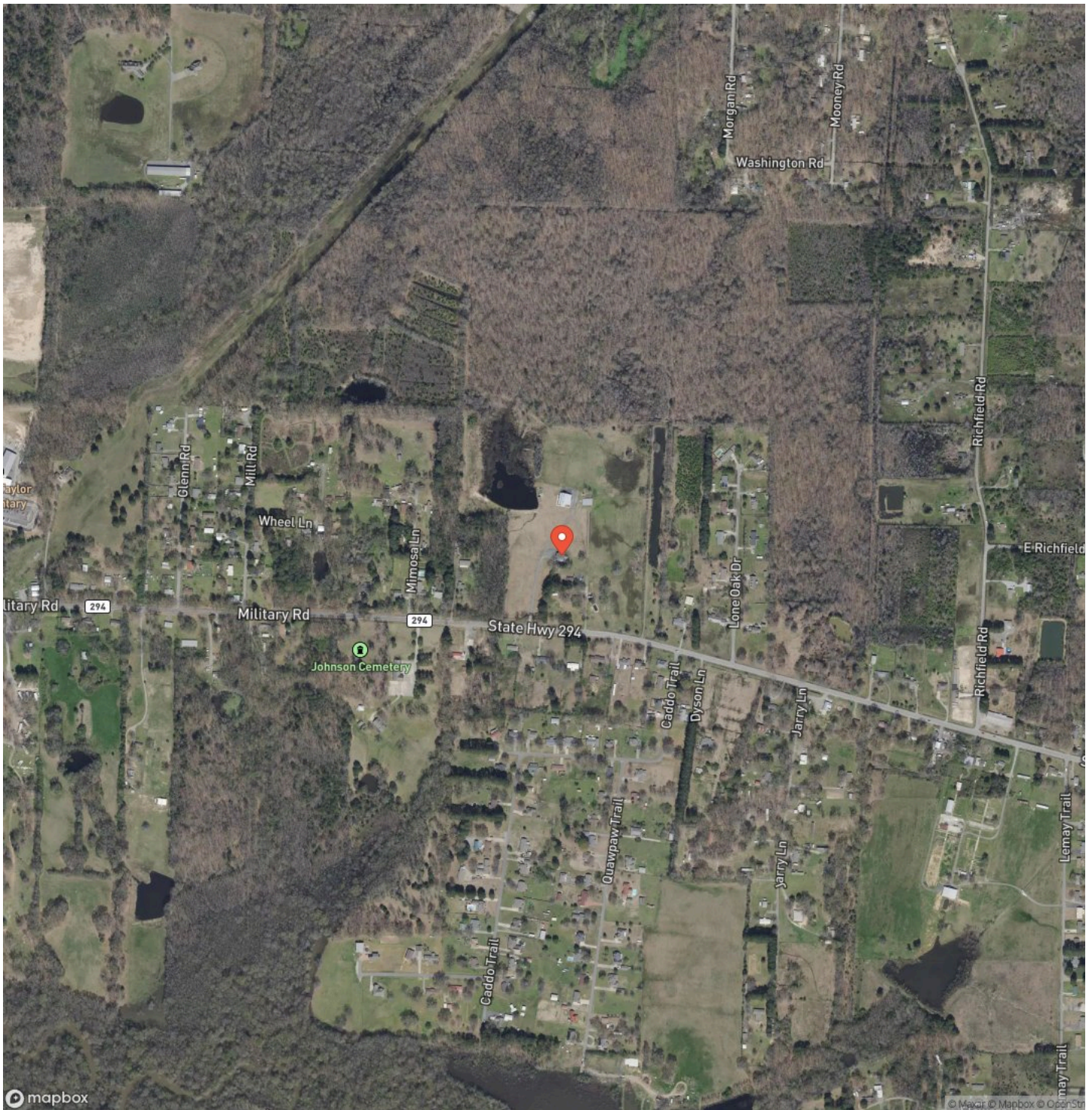


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# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties Cache River Land & Farm**  
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