

MIDWEST LAND GROUP PRESENTS

35 ACRES IN

PIKE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

IMMACULATE FOSTER CONTRACT BREEDER FARM

Located just over 3 miles west of Glenwood, Arkansas sits one of the best maintained Foster contract breeder farms you will find. This farm consists of two 40'x640' breeder houses sitting on 35 +/- acres that have been kept in immaculate condition. The farm offers 3 water wells, two wells for the two poultry houses, and a third well providing water to the living quarters already onsite. The farm has Rotem Platinum Plus controllers, Big Dutchman feeders, Lubing water lines, Spinks feed scales (which are the most accurate available), Big Dutchman feed bins, Chore-Time laying nests (just replaced 4 years ago), egg belts (just replaced last year), and a Sensaphone 1800 alarm system. There is a 40'x88' litter shed, two small shop/storage buildings, and an incinerator onsite. A propane tank does provide heat for the egg-gathering rooms and living quarters throughout the winter. A 108 KW Taylor Power Systems diesel generator for backup electricity is on standby

for any bad weather situation. The property has paved frontage along Rock Creek Road for great access and there is plenty of room to build more poultry houses if you are looking to expand into a larger operation. There are a few minimal updates needed to get a new grower contract which can be provided on request.

The onsite living quarters are a 1,904 square foot duplex offering two bedrooms and a full bathroom on each side of the duplex for a total of 4 bedrooms and two baths. This is a value-added addition to the property allowing you and/or your farm hands to live onsite.

This farm is historically an excellent producer and is an absolute show-stopper of a farm. You won't find another breeder farm that has been as meticulously maintained throughout its life as this one has. Please give Heath Martin a call for your personal tour of this amazing farm.



PROPERTY FEATURES

PRICE: **\$875,000** | COUNTY: **PIKE** | STATE: **ARKANSAS** | ACRES: **35**

- Two 40'x640' Foster contract breeder houses
- 3 water wells
- 108 KW Taylor Power Systems backup generator
- Chore-Time laying nests
- Big Dutchman feeders
- Lubing water lines
- Rotem Platinum Plus controllers
- Sensaphone 1800 alarm system
- Big Dutchman feed bins
- Spinks feed scales
- New egg belts
- Incinerator
- Large propane tank
- 1,904 sq. ft. 4 bedroom, 2 bath duplex
- 40'x88' litter shed
- Two small storage buildings
- Paved frontage on Rock Creek Road
- Room to build more poultry houses



TWO 40'X640' BREEDER HOUSES

This farm consists of two 40'x640' breeder houses sitting on 35 +/- acres that have been kept in immaculate condition.



40'X88' LITTER SHED



1,904 SQ. FT. 4 BEDROOM, 2 BATH DUPLEX



LARGE PROPANE TANK & GENERATOR

A propane tank does provide heat for the egg-gathering rooms and living quarters throughout the winter. A 108 KW Taylor Power Systems diesel generator for backup electricity is on standby for any bad weather situation.



STORAGE BUILDINGS & 3 WATER WELLS



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 34° 18' 41.96, -93° 34' 11.09



Maps Provided By:



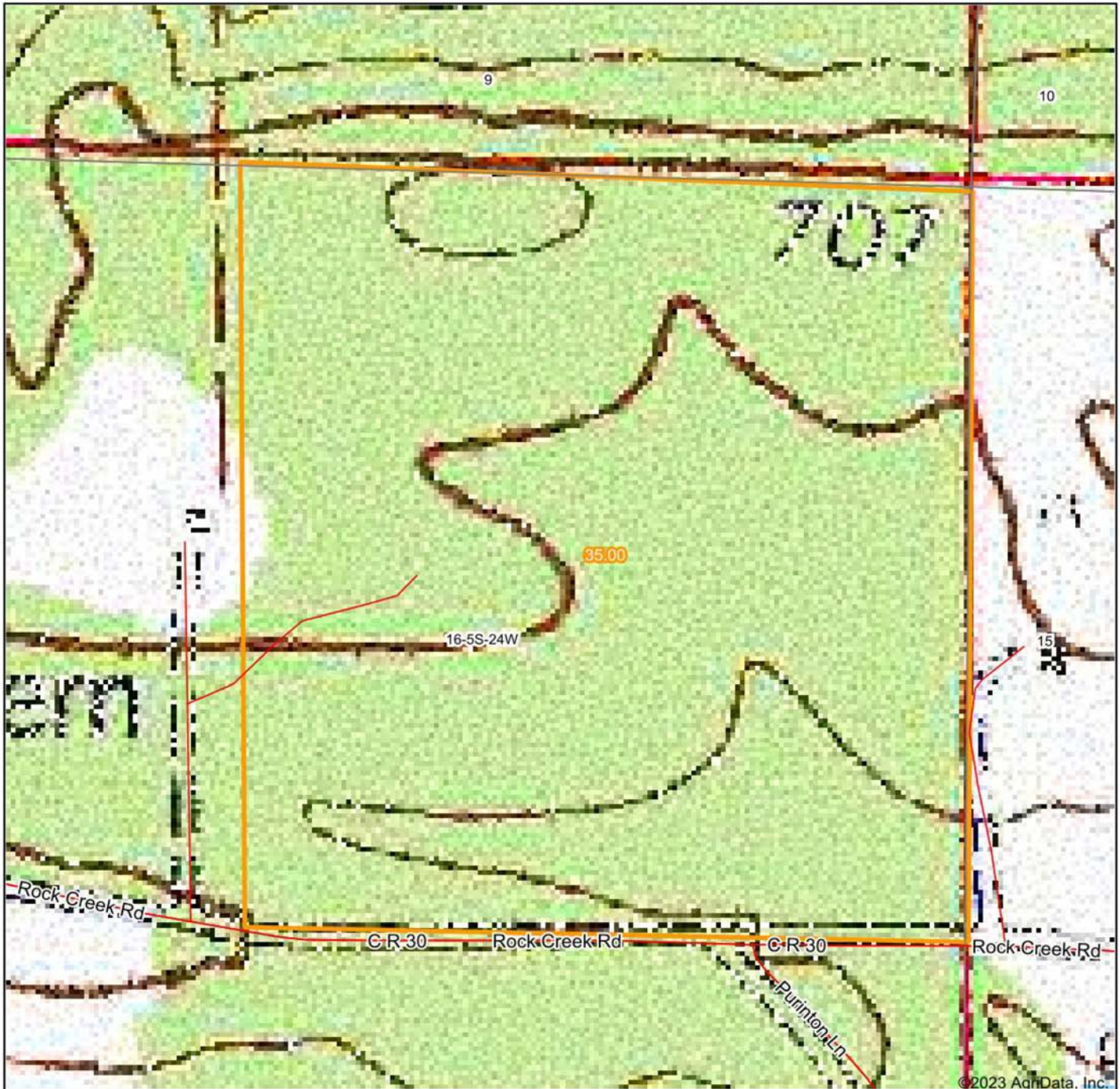
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16-5S-24W
Pike County
Arkansas



5/20/2023

TOPOGRAPHY MAP



map center: 34° 18' 41.96, -93° 34' 11.09



Maps Provided By:



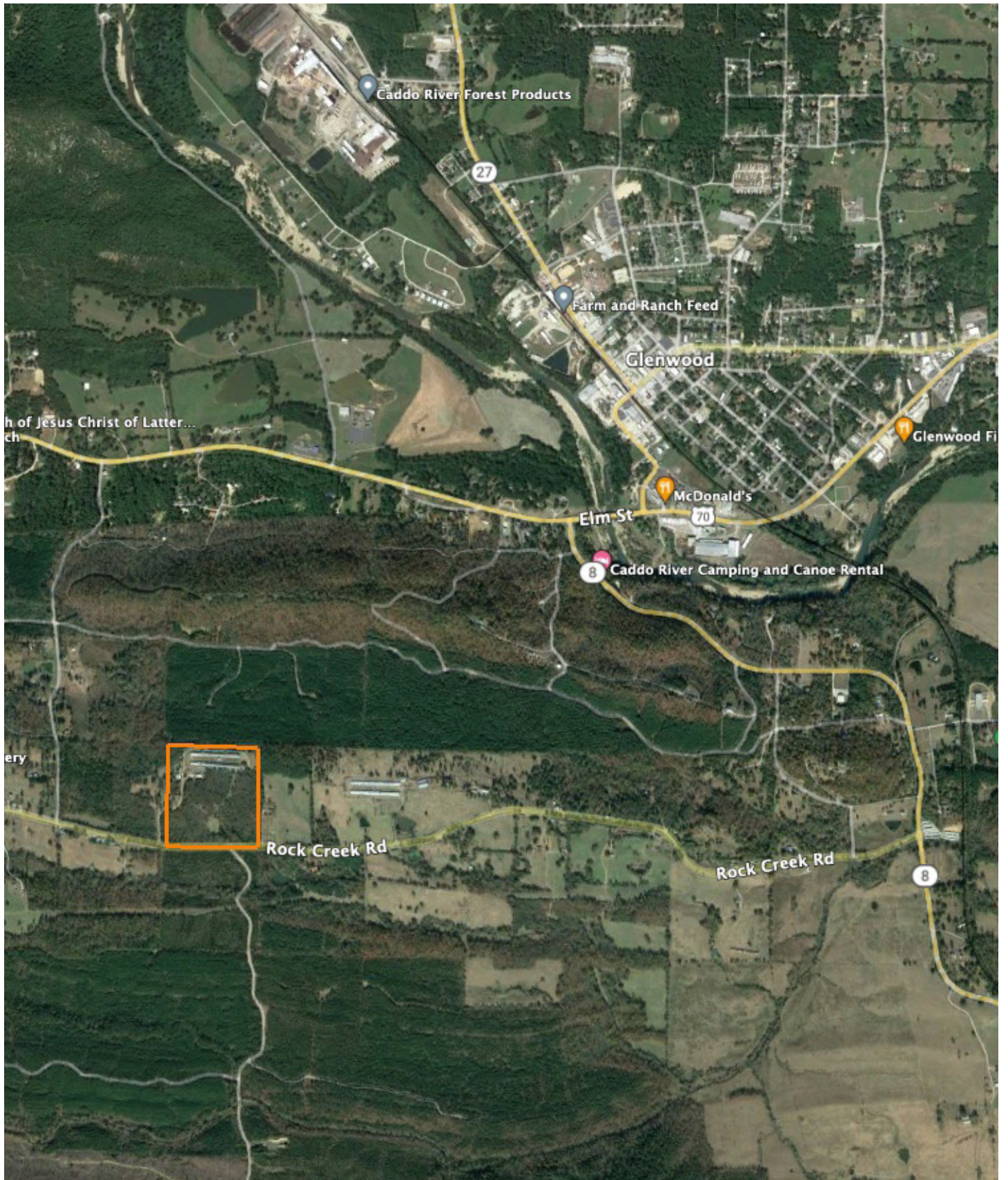
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16-5S-24W
Pike County
Arkansas



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OVERVIEW MAP



AGENT CONTACT

Heath Martin was born in DeQueen, Arkansas, a small town near the Oklahoma border and was raised just across the state line in the far Southeastern corner of Oklahoma. Heath grew up around the cattle and timber industries, and has been hunting and fishing for as long as he can remember. "In Western Arkansas, there isn't much you can do with land that I haven't been somewhat involved with. If you're buying land in this area, it's usually for raising cattle, timber investment, hunting and recreation or a combination of all four," Heath says. You'd have a hard time finding a land agent who knows more about land management for cattle, timber or hunting in Western and Central Arkansas than Heath. If he doesn't know the answer or solution off the top of his head, he sure knows where to find it.

Heath attended Carl Albert State Junior College, University of Central Arkansas and Arkansas Tech University and holds a wildlife biology degree. Prior to becoming a Midwest Land Group agent, he worked in land surveying, the oil and gas industry, wildlife management and for the National Forest Service. "I have always loved land, the outdoors and hunting. Being a land agent combines aspects of all three of those into one career. Spending time talking about these things with buyers and sellers is what I enjoy most," explains Heath. His wife, Lindsey, is also a Midwest Land Group land agent. Heath helps manage his in-law's family ranch where they have converted it from a working cattle operation to a world-class hunting property in the Ouachita Mountains.

He has an impressive amount of knowledge about deeds, leases, environmental regulations and land management, not to mention a long list of accomplishments in deer, turkey and bear hunting. Only seven Boone and Crockett black bears have ever been harvested in Arkansas, and Heath is responsible for taking two of those bears with a bow. He is a former national and world champion amateur 3D archer. Heath is a published outdoor writer and an outdoor videographer who produces multiple episodes a year for renowned deer biologist, Dr. Grant Woods' wildly popular GrowingDeer.tv. Heath is QDMA Level 1 certified and is a certified remote UAS pilot (commercial drones). Heath can help you find the perfect property for whatever land use you want. Start by telling him exactly what you're looking for in a piece of land.



HEATH MARTIN, LAND AGENT
501.470.5467
HeathMartin@MidwestLandGroup.com



MidwestLandGroup.com

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