

MIDWEST LAND GROUP PRESENTS

283 ACRES IN

POPE COUNTY ARKANSAS

505 STATE ROUTE 164, HECTOR, ARKANSAS 72843



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

POULTRY, CATTLE, AND HAY FARM ON THE ILLINOIS BAYOU

This beautiful Pope County farm has multiple improvements to benefit your farming operation on many different levels! Sprawling a vast 283 +/- Acres and being composed of nearly all hay meadow and grass pasture, this well-maintained farm has been groomed with productivity in mind. Along with the three-house poultry operation, the farm has great recreational opportunities along the spectacular Illinois Bayou.

Whether you are running cattle, baling hay, or both, you are sure to be impressed by the improvements here. Excellent fertilization and weed control throughout the fenced and cross-fenced pastures have made them great for grazing or for baling hay. The pastures are fenced in varying sizes, some being smaller traps to complement the well-built corral and working pens. Alongside the grass portion of the farm, the three poultry houses have been an integral part of its success. Two 43'x500' houses, along with one 40'x500' sit in a great location on the farm, along with a newly constructed 40'x80' litter shed. The owners have taken pride in keeping these houses in

tip-top shape and have placed them at or near the top of the batch. Additional improvements on the farm include a 60'x80' red iron barn perfect for hay and equipment storage, a newly constructed 40'x60' horse barn, and a 2,128-square-foot mobile home.

This farm also comes with the equipment needed to start baling hay and caring for pastures. A 90 HP Kubota Cab tractor, Kubota hay baler, Kuhn V Rake, 4 basket tedder, 200-gallon sprayer, 15-foot batwing mower, and two Kuhn 9' Hay mowers will all convey with a reasonable offer.

If you are looking for a truly turn-key farm with multiple revenue streams, this farm is one that you do not want to miss. The exceptional maintenance, variety of improvements and equipment, along with its over one mile of frontage on the Illinois Bayou, make this a one-of-a-kind opportunity for investment. Call Jake Fowler today to schedule your tour!



PROPERTY FEATURES

PRICE: **\$1,700,000** | COUNTY: **POPE** | STATE: **ARKANSAS** | ACRES: **283**

- 1 mile of year-round Illinois Bayou Frontage
- Three poultry houses with the current Tyson contract
- Newly constructed 40'x80' litter shed
- 60'x80' red iron barn
- 2010 model 2,128-square-foot mobile home
- Newly constructed 40'x60' horse barn
- Cattle improvements
- Fenced, crossfenced, automatic frost-free waterers
- Two ponds
- Pipe corral with multiple sorting pens
- Fertilized and well-maintained hay meadows
- Great build sites and views
- Pipe fencing
- Great fishing, hunting, and recreational opportunities
- Tractor and implements are conveyed with the sale
- 90 HP Kubota cab tractor
- Kubota hay baler
- Kuhn V Rake
- 4 Basket Kuhn Tedder
- 200-gallon sprayer
- 15 Foot Batwing bush hog
- Two Kuhn 9-foot hay mowers



POULTRY HOUSES WITH TYSON CONTRACT

Two 43'x500' houses, along with one 40'x500' sit in a great location on the farm, along with a newly constructed 40'x80' litter shed. The owners have taken pride in keeping these houses in tip-top shape and have placed them at or near the top of the batch.



TWO PONDS



MOBILE HOME AND OTHER OUTBUILDINGS



GREAT BUILD SITES AND VIEWS



1 MILE OF ILLINOIS BAYOU FRONTAGE

Along with the three-house poultry operation, the farm has great recreational opportunities along the spectacular Illinois Bayou.



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 27' 21.66, -93° 3' 4.46

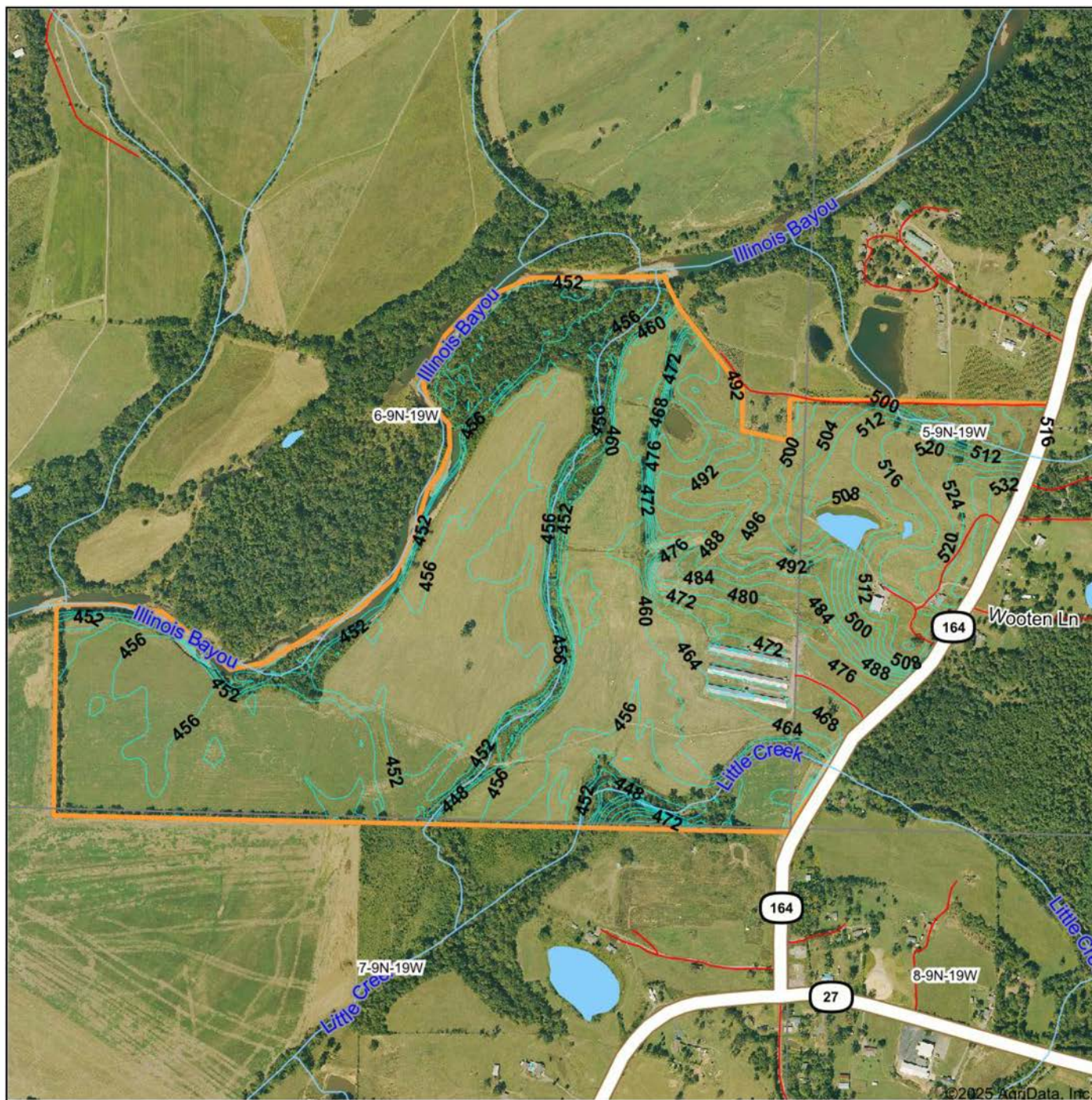
6-9N-19W
Pope County
Arkansas

0ft 931ft 1862ft



9/15/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 440.7

Max: 538.9

Range: 98.2

Average: 469.0

Standard Deviation: 22.41 ft

0ft 964ft 1929ft

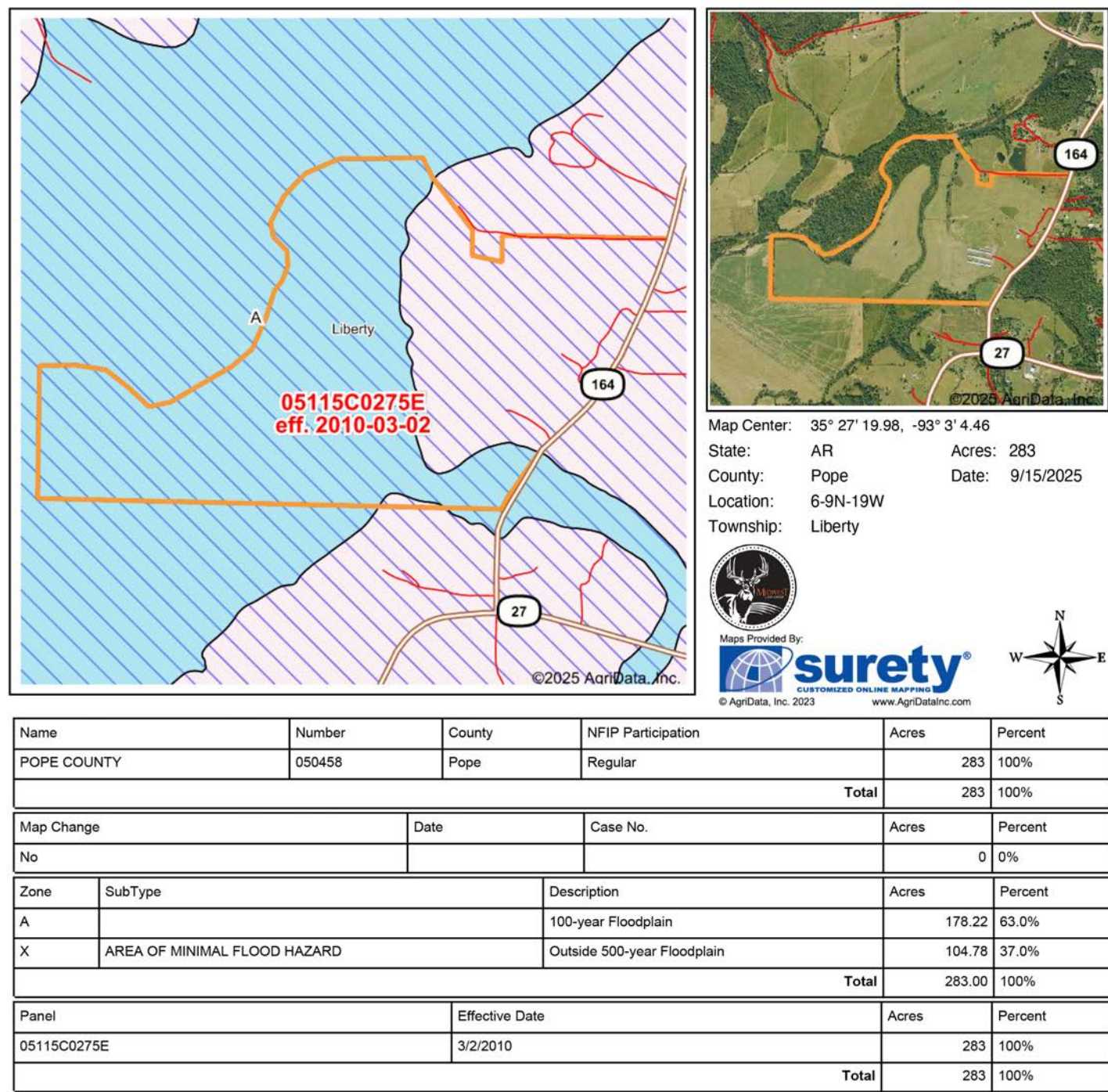


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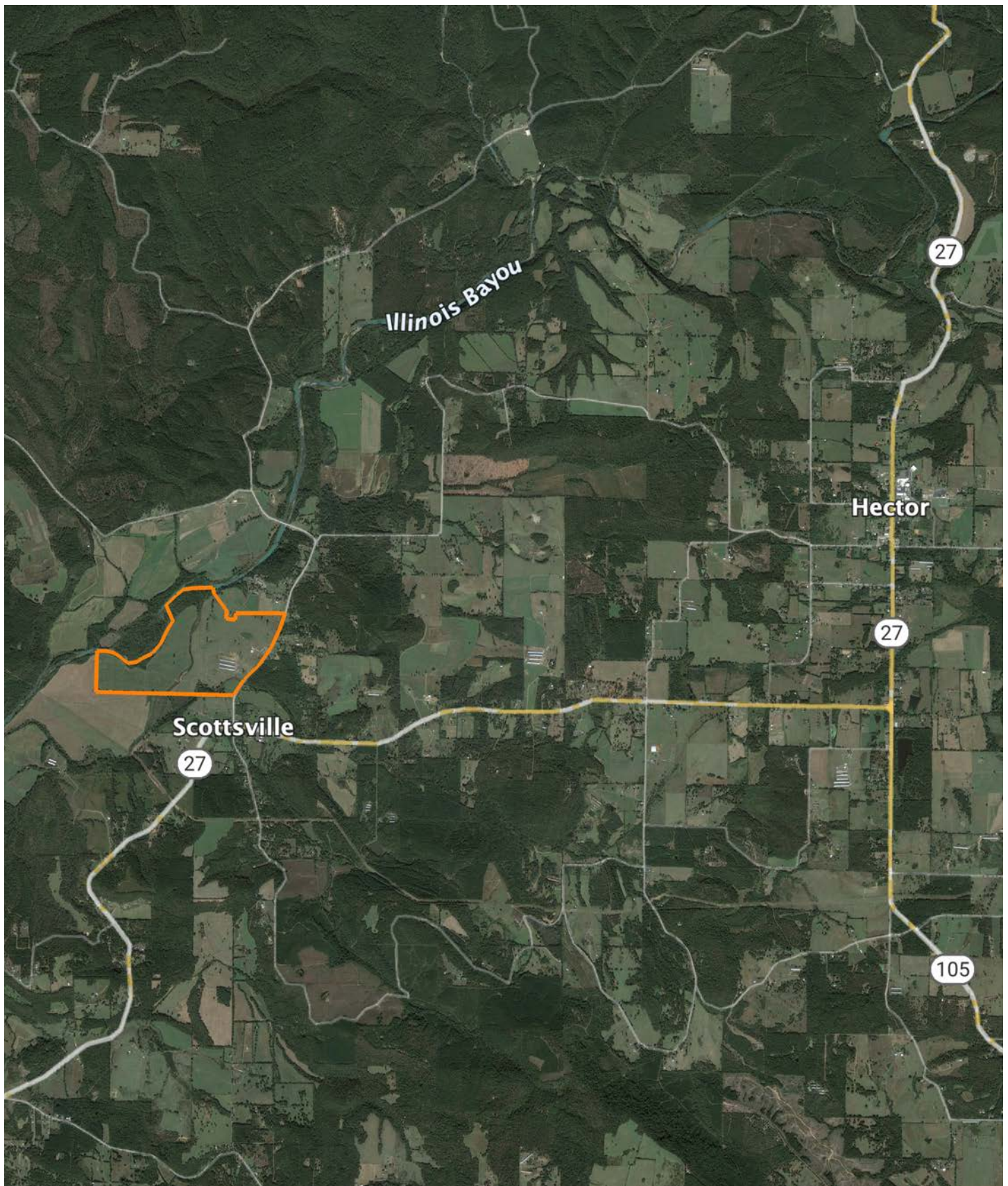
6-9N-19W
Pope County
Arkansas

Boundary Center: 35° 27' 21.66, -93° 3' 4.46

FEMA MAP



OVERVIEW MAP



AGENT CONTACT

Jake Fowler has a love for agriculture. Between his formal education and lifetime of experience with cattle, horses, and poultry, he has a deep understanding of farming operations and how to maximize the efficiency of land. He knows the animals that can be raised in different areas, that soil and grass quality can make all the difference, and that location is integral to a farm's success. Jake has traveled all over western Arkansas and the River Valley area, gaining knowledge and contacts in the cattle, hay, horse, poultry, and timber industries. Born in Russellville, Arkansas, Jake went to Western Yell County High School in Havana, Arkansas, and Connors State College in Warner, Oklahoma, where he graduated cum laude. Before coming to Midwest Land Group, Jake pursued a career in logistics and land management.

Since joining Midwest Land Group, Jake has worked across western Arkansas and the Arkansas River Valley assisting clients with buying and selling cattle farms, estates, homes on acreage, hunting properties, timberland, and more. When he isn't busy helping clients, you can find Jake busy on the farm taking care of his land and cattle, deer hunting, turkey hunting, fishing, or team roping. Jake, his wife Lexie, and their son Wylie reside on their farm in Danville, Arkansas. Give Jake a call today to put his experience to work for you.



JAKE FOWLER, LAND AGENT
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