

MIDWEST LAND GROUP PRESENTS

35 ACRES IN

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# FRANKLIN COUNTY ARKANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 35 +/- ACRE OPERATING POULTRY FARM NORTH OF BRANCH

Turn-key poultry operation with three 50'x500' up-to-date turkey houses on 35 +/- acres just north of Branch, Arkansas. Built in 2018, under contract with Butterball LLC. Approximately 23 +/- acres of flat hay ground surrounds the poultry houses. The southeast portion of the property consists of a hillside with a small pond. The owner sees multiple deer on the property throughout the day. Perry Creek runs through the property from north to south.

Also included in the sale is a John Deere 5050E with loader, Priefert Litter Saver, KMC Poultry House Cleaner

4250, Wylie poultry house cleaner, 125KW backup generator with 500 gallon fuel tank, a natural gas fired incinerator, radiant heaters, and 10,000 gallon backup water supply.

Potential income from litter and hay sales, or start a small cattle herd. This property checks all the boxes.

Highway frontage along 398 north of Branch. And just 15 minutes from Paris, 42 minutes to Fort Smith, and 10 minutes to Charleston.



# PROPERTY FEATURES

COUNTY: **FRANKLIN** | STATE: **ARKANSAS** | ACRES: **35**

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- John Deere 5050E (with loader)
- Priefert litter saver
- KMC poultry house cleaner
- Wylie poultry house cleaner
- 125KW backup generator
- 500 gallon fuel tank
- Natural gas fired incinerator
- Radiant heaters
- Highway frontage
- 10,000 gallon backup water supply
- 15 minutes to Paris
- 42 minutes to Fort Smith
- 10 minutes to Charleston



## JOHN DEERE 5050E (WITH LOADER)



## 3 - 50'X500' UP-TO-DATE TURKEY HOUSES



# POULTRY HOUSE CLEANERS & LITTER SAVER

Also included in the sale is a Priefert Litter Saver, KMC Poultry House Cleaner 4250, Wylie poultry house cleaner, 125KW backup generator, a natural gas fired incinerator, radiant heaters, and 10,000 gallon backup water supply.



# 23 +/- ACRES OF FLAT HAY GROUND

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# ADDITIONAL PHOTOS



# AERIAL MAP



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Boundary Center: 35° 19' 55.08, -93° 55' 40.14

0ft 285ft 569ft



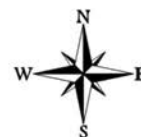
Maps Provided By:



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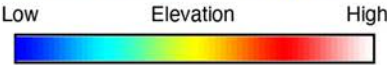
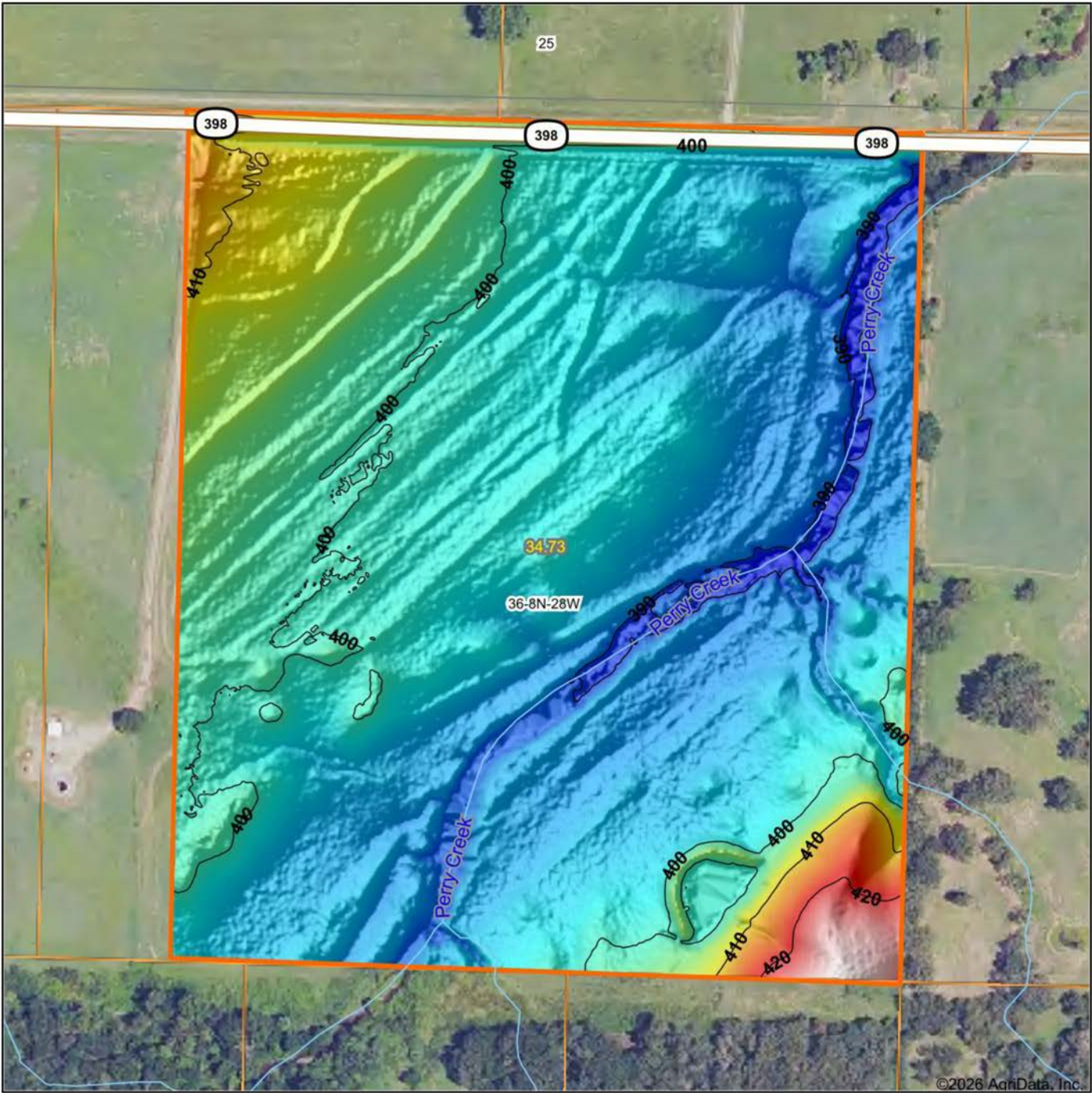
www.AgriDataInc.com

**36-8N-28W**  
**Franklin County**  
**Arkansas**



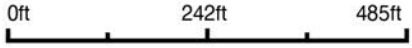
2/9/2026

# HILLSHADE MAP



Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 387.5  
Max: 429.5  
Range: 42.0  
Average: 398.8  
Standard Deviation: 5.94 ft

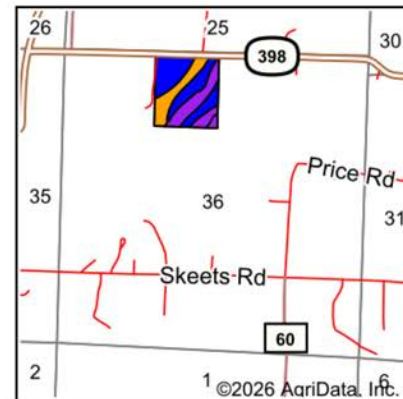
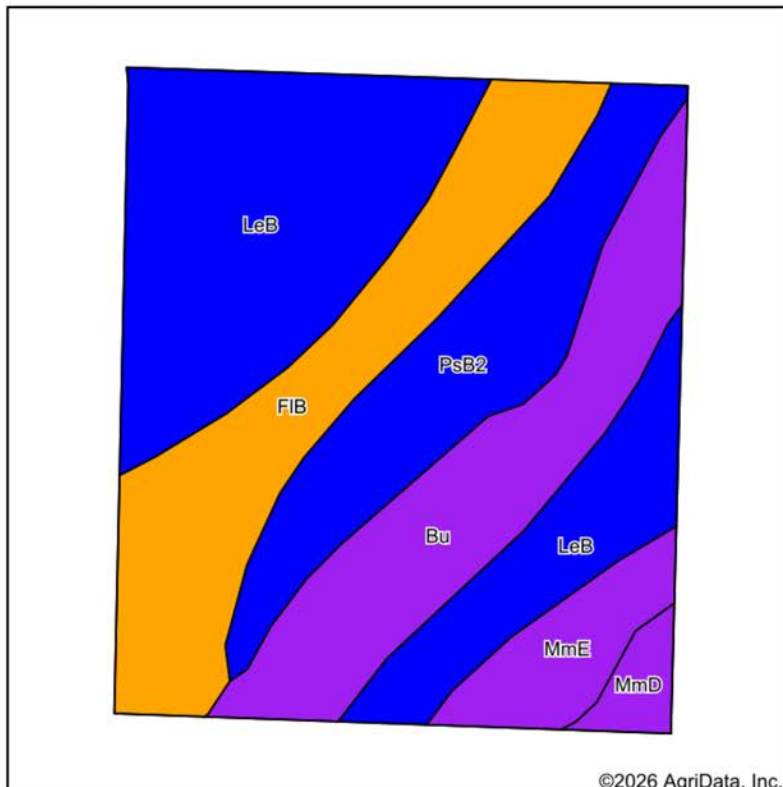


2/9/2026

**36-8N-28W**  
**Franklin County**  
**Arkansas**

Boundary Center: 35° 19' 55.08, -93° 55' 40.14

# SOILS MAP



State: **Arkansas**  
 County: **Franklin**  
 Location: **36-8N-28W**  
 Township: **Donald**  
 Acres: **34.73**  
 Date: **2/9/2026**



Maps Provided By:  
 **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: AR047, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass AUM	Corn Bu	Cotton lint Lbs	Grass legume hay Tons	Improved bermudagrass AUM	Legume hay Tons	Pasture AUM	Soybeans Bu	Sweet potatoes Cwt	Tall fescue AUM
LeB	Leadvale silt loam, 1 to 3 percent slopes	12.39	35.7%		Ile										
FIB	Falkner silt loam, 1 to 3 percent slopes	7.30	21.0%		IIle	8.5	70	600		9			30	250	7.
Bu	Bruno and luka soils	6.49	18.7%		Vw							4.5			
PsB2	Pickwick silt loam, 1 to 3 percent slopes, eroded	5.80	16.7%		Ile		92	850				7	38		
MmE	Montevallo-Mountainburg complex, 12 to 40 percent slopes	2.06	5.9%		VIIle										
MmD	Montevallo-Mountainburg complex, 1 to 12 percent slopes	0.69	2.0%		VIle				3.5		1.5				
Weighted Average					3.15	1.8	30.1	268.1	0.1	1.9	*-	2	12.7	52.5	1.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# OVERVIEW MAP



# AGENT CONTACT

Born in Paris and raised in Scranton, Arkansas, Michael Joe Johnson has spent his entire life connected to the land, the people, and the rural way of life that defines West Central Arkansas. Growing up on a small farm and later discovering his passion for whitetail and turkey hunting in the early 2000s, Michael Joe developed an appreciation for land not only for its value, but for the memories, opportunities, and legacy it provides.

Michael Joe's journey into land sales began from the other side of the table - when he purchased his own farm through Midwest Land Group in 2020. The professionalism, communication, and continued follow-up he received made a lasting impression, inspiring him to help others experience that same level of service. As a former business owner who operated Johnson Industrial Coatings across five states for more than a decade, he understands client expectations, large-scale projects, and the importance of clear and dependable communication.

Whether advising on setting up bare farms for hunting or guiding first-time land buyers through a major investment, Michael Joe brings empathy and firsthand experience to every conversation. A former school board member for four years, a devout Christian, and member of American Legion Post 258, he is proud to serve the region he calls home with honesty, work ethic, and the ability to find common ground with just about anyone.

When you're ready to buy or sell rural property in West Central Arkansas, Michael Joe Johnson is ready to help every step of the way.



**MICHAEL JOE JOHNSON**, LAND AGENT

**479.449.2227**

MJohnson@MidwestLandGroup.com



## MidwestLandGroup.com

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