

4700 Boone Road

Greenwood, Ar 72936



List Price: \$2,100,000
MLS#: 1215094
Beds: 3
Baths Full: 2
Garage: 1
Square Feet: 1,687
Price / Square Foot: \$1,244.81
Type: Farm
Built: 2014
County: Sebastian
School:

Description

Wow! What a sweet operation. Tyson contract with three 500 foot hen houses built in 2014 grosses almost \$300,000 annually. Lenders will require a down payment of more than 15%. Barns meet current specifications for hen farms in the complex and should not need any updates. Cool cells are less than two years old. Central HVAC for the work room area is less than two years old. Brick home has 3 bedrooms plus office space. It was built in 2014 when the chicken houses were built. 30x40 workshop has heat and plumbing stubs and septic. 50x75 barn keeps your equipment out of the weather. Open pasture is really productive with native grasses. Seller will reduce price to \$2M if a Buyer wants only the chicken houses on approx. 12 acres. You've got see this one!

Property Details

Lot Size	28.00 Acres
Air Condition	Central Air
Amenities	None
Appliances	Electric Water Heater
Exterior	Brick
Fencing	Wire
Listed By	Twin Oaks Realty, Inc