

9243 Raymond Landtrip Road

Mansfield, Ar 72944



List Price: \$4,950,000
MLS#: 1240273
Beds: 3
Baths Full: 2
1/2 Baths: 1
Garage: 2
Square Feet: 3,422
Price / Square Foot: \$1,446.52
Type: Farm
Built: 1970
County: Sebastian
School: Mansfield

Description

*back on the market no fault of seller/farm** APPOINTMENT ONLY - BIO-SECURITY IN PLACE ****NO UPDATES NEEDED!!! Beautiful 8 house OK Foods broiler operation - built in 2014 54x550's, wood truss/drop ceilings, pay is .750 c ave. pay, growing 7.5 target bird, 32-53 day flocks, 5 flocks/yr, Natural Gas, Choretime Feed lines, water lines w/PDS, auto-flush, 8 wells (over 200 gpm), city water for back-up, 8 water storage tanks (40k gal total), 4 - 5 hp Clouds constant pressure pumps, 1.5 ac pond (also water source), Rotem Platinum Plus controllers, 2 litter barns (40x100 & 40x130), 800 lb incinerator, 18 bin compost, 3 Green sand filters, Aquapoach Medicator for water treatment 3 pump system. ** TWO DWELLINGS! 1 - 1700 SF home built in 2014, 3 BR/2.5 BA, storm shelter in the garage, city water, gas HVAC, Tankless water heater.

1 - 1200 SF (farmhand house), Remodeled 2 BR/1 BA, city water, electric HVAC, Tank heater!

THIS FARM HAS ROOM FOR EXPANSION = 80 AC total (40 cleared for growth or I

Property Details

Lot Size	80.00 Acres
Air Condition	Central Air, Electric
Amenities	Attic, None
Appliances	Tankless Water Heater
Driveway	Gravel Driveway
Exterior	Brick
Fencing	Full, Wire
Listed By	Realty Mart