

12470 Jim Devault Road

Farmington, Ar 72730



List Price: \$4,500,000

MLS#: 1280331

Beds: 3

Baths Full: 2

Garage: 0

Square Feet: 2,276

Price / Square Foot: \$1,977.15

Subdivision: Farmington Outlots 2008 Annex

Type: Farm

Built: 1964

County: Washington

School:

Description

This is a rare find! Most chicken farms begin to show their age and performance falls after years 12-15. NOT THIS GEM! Barns built 20 years ago (2024) continue to operate and perform like new. Continuous updates from a committed and competitive owner have this farm in top tier condition. And the gross income proves it coming in at \$790k. There are 8 43x500 drop ceiling houses built in 2004. All updates are complete. But there is more. In the past 5 years this farm has gotten new drinker lines, new heaters, fan upgrades, and insulation improvements. Operates on well water with public water backup and natural gas for heat. The really good part is the location. 15 minutes to U of A and excellent public schools! AND the city is growing towards this farm. Buy it now and make money then cash out when you're ready.

Property Details

Lot Size	33.00 Acres
Air Condition	CentralAir
Amenities	None, WindowTreatments
Appliances	ElectricWaterHeater
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	Metal,Wire
Listed By	Twin Oaks Realty, Inc