

20482 Gem Road

Lincoln, Ar 72744



List Price: \$995,500
MLS#: 1295740
Beds: 5
Baths Full: 3
Garage: 1
Square Feet: 2,027
Price / Square Foot: \$491.12
Subdivision: Chickens and dreams
Type: Farm
Built: 2024
County: Washington
School: Lincoln

Description

OPPORTUNITY KNOCKS! BIO SECURE DO NOT ENTER THE PROPERTY WITHOUT AN AGENT! Great starter farm * HERE * 4 house built in 1998 with full retro w/ Tyson contract. This farm has preformed well over the years *All new Lubing's waterline system installed by Reliable poultry in '24 *Spray foam of all eaves and ridges in sept '24 *New cool cells to complete south sides of all houses in sept '24 *All heaters fixed/serviced in all houses in sept '24 *Digital back up heat sensors installed in all houses in Dec. 2024 *Generator ('22 installed) - Full service done in Dec. '24 Currently only 40 hours, 300 gallon fuel tank - filled Currently receiving PREMIUM pay! First place settlement on last flock *Gross between 250-300k based on 5.5 flocks per year! ALSO, New HOME 2024 Manufactured Home/Champion - Mallory - 5 br/3 br, 2027SF*2x6 ext. walls*Upgraded insulation/thermal pkg*Upgraded lighting package*Brand new 4-ton AC unit with heat pump*Hooked up to 3-year-old septic and city water*Comes with a 6-

Property Details

Lot Size	22.42 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, EatInKitchen, None, SolidSurfaceCounters, WalkInClosets
Appliances	ElectricWaterHeater,PlumbedForIceMaker
Driveway	GravelDriveway
Exterior	VinylSiding
Fencing	Wire
Listed By	Realty Mart