RecLAND REALTY, LLC
"All we do is LAND."

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# 98 acres

## TURN-KEY FARM OPERATIONS WITH BRICK HOUSE AND LAKE IN BRADLEY COUNTY, AR

Approximately 90-93 ac are fenced hybrid Bermuda grass. There is some cross-fencing as well as a catch pin, equipment barn & hay barn. 3 of 4 chicken houses are in production with Tyson and can be converted to Morris Hatchery.

The property comes with a 3bedroom, 2 bath 2264 sq. ft. all-electric brick house that sits nicely off the road. A beautiful lake with cypress trees is accessed from the west side of the property. The property is very near Godfrey Landing on the Saline River.

The tract offers several levels of income potential with running cattle or leasing pasture, selling hay, and the chicken operation. The asking price is well below a Dec 2010 appraisal. Minerals: reserved

Legal: situated in Section 12, T17S, R10W in Bradley County, AR with municipal address of 832 Bradley 57, Hermitage, AR 71647

Directions: from Hermitage, take hwy 160 East approx. 11 miles to Vick. Turn right on Bradley 56, turn right on Bradley 57 and go to 832 Bradley 57. Property is on both sides of the road. Please call listing agent for an appointment to see property.

Price: $439,500