

Prestonrose Farm — Property Summary & Buyer Package

201 St. Louis Valley Road, Paris, Arkansas — 10 Acres

Property Overview

- **Total Acreage:** 10 acres
 - **Residential:** 1750 sq ft main house (3 bed / 2 bath) + fully insulated in-law unit with kitchenette and full bath
 - **Outbuildings:** Detached 1-car garage, 2 small cabins, 1 high tunnel greenhouse(3,000 sq ft), 2,000 sq ft barn
 - **Land Improvements:** 4 acres prepared, tarped, underground drip-irrigated growing beds; 7 acres fenced with 8 ft deer-proof fence; improved semi-truck accessible driveway
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Organic Operations

- Fully USDA certifiable, operational organic property, immediately ready for crop production or CSA operations.
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Brewery & Restaurant Infrastructure

- 4 small brewery buildings (3 insulated/heated)
 - 3 bbl brewing system
 - 4 stainless glycol-cooled fermenters
 - Glycol chiller system
 - 10×20 walk-in cooler
 - 6×8 keg service cooler plumbed to taproom
 - 12-tap beer service system
 - 180 stainless kegs
 - Keg washer
 - 1200 sq ft heated/air-cooled screened seating area
 - Fully permitted food truck/commercial kitchen
 - Two custom 16-ft cedar tables
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Vehicles & Farm Equipment

- Ford Transit Connect delivery van with cooled container
- Mahindra tractor

- Zero TurnMower
- Farm implements
- Golf cart

Property Functionality Possibilities

1. **Small-Scale Breweries / Cideries** — turnkey cold-side systems, taproom, kegging, distribution-ready.
2. **Farm-to-Table Restaurant Operators** — integrated farm + commercial kitchen + guest seating.
3. **Organic Farmers / Market Garden Operators** — USDA organic, high tunnels, drip irrigation, ready-to-plant beds.
4. **Homesteaders / Lifestyle Buyers** — live-work rural property with multiple outbuildings and fenced acreage.
5. **Agritourism / Eco-Retreat Developers** — ready-made infrastructure for workshops, weddings, events.