

FOR SALE
8 HOUSE BROILER FARM

Legal Description: 27.599 acres out of the L. Dickinson Survey, A-20, Burleson County, Texas.

Location: The farm is located along the northeast line of FM 975 approximately 1 mile south of Caldwell, Texas in central Burleson County.

Building Improvements: Eight fully equipped solid sidewall broiler houses. Houses 1 through 4 are 22,000 square feet each and were constructed in 1999, houses 5 and 6 are 22,000 square feet each and were built in 2001, and houses 7 and 8 are 23,000 square feet each and built in 2015. All of these houses have been updated to the current Wayne-Sanderson Farms specifications to receive the top pay level.

Other buildings include 3 generator sheds, an office with bathroom and a storage shed.

Equipment: The broiler houses have Chore-Time broiler house equipment. Backup power to the broiler houses is provided by three generators and dead bird disposal is provided by two National Incinerators.

Land Improvements: The property is improved with 5 deep water wells and an interior rock road with a load-out pads.

Land: Improved pasture.

Minerals: No minerals to be conveyed.

Asking Price: \$3,295,000; Owner financing available

Comments: This farm is currently operated under a contract with Wayne-Sanderson Farms with 7 years remaining on the contract.