



## Pioneer Ridge Realty Listing Overview

**Property:** 35-Acre Turkey Farm

**Location:** Near Baker, Hardy County, WV – Located along US Route 259, with excellent access to Corridor H and the Broadway-Harrisonburg, VA area.

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### Property Highlights

- **Acreage:** 35 acres, including approximately 16 acres of productive cropland
- **Turkey Houses:** Five well-maintained, high-capacity turkey houses (42 ft x 504 ft), continuously operated since 1984, with major upgrades to houses one and four completed in 2020
- **Lost River Frontage:** 800 feet of scenic frontage along Lost River, enhancing natural appeal and water access

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### Operational Equipment

- **Advanced Systems:** Each house is equipped with Chore-Time electronics, tunnel air ventilation, misters, and newly installed side-load doors, ensuring optimal operational efficiency and animal welfare
- **Grain Storage:** Ten large bins, each with an 18-ton capacity
- **Water Sources:** Two on-site wells and access to public water
- **Propane Supply:** 18,000-gallon propane tank, owned by the farm, providing reliable fuel storage

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### Additional Property Features

- **Pond:** A picturesque pond enhances the landscape and serves as an additional water resource
- **Litter Management:** On-site litter shed with annual litter sales averaging \$15,000

## **Production & Contract Details**

- **Current Contract:** Partnered with Virginia Poultry Growers Cooperative for turkey production
  - **Production Cycle:** The farm operates on a three-flock cycle per year, with turkeys arriving at six weeks and finishing between 19 and 20 weeks
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This turkey farm represents a rare, meticulously maintained agricultural investment in Hardy County, WV, combining operational efficiency, established infrastructure, and a strategic location.

### **For More Information, Contact:**

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