



This is a very nice 4-house poultry breeder farm with 40 acres of pretty land. The farm, built in 2007, is located just east of Magnolia, MS, and has a long-term contract with a major poultry company to provide eggs for their hatchery. The farm has a history of being a high-income producing farm and always gets a yearend bonus. The poultry houses are in great shape and are 40 x 400'. The farm features include a Vencomatic egg packing machine, Rotem controllers, nest closures, and a large egg cooler. Each poultry house is connected by well-lit, air-conditioned hallways that are very well maintained and clean. The egg packing machine is a huge plus that lowers your labor costs and increases the hatch rate which gets you higher bonus pay. The farm has 40 acres of very pretty pastureland that produces hay and is perfect for cattle or livestock. The property does come with a 1 BR, 1 Bath tenant house that was recently built. Spare parts and equipment for the farm will be left for the new owner.

4115 Gladhurst Road, Magnolia, MS

31.069981, -90.409943 GPS



\$1,375,000

4 House Breeder Farm
40 Acres
MLS #136370
UC #23042-36370



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