

FOR SALE
SCOTT BROILER FARM

Legal Description: 60.0 +/- acres out of the J. W. Marion, A-167, and L. D Carothers, A-90, Surveys in Burleson County, Texas.

Location: The property is located at the end of an easement road east of County Road 333, approximately five miles north of Caldwell in northeast Burleson County, Texas.

Building Improvements: Eight fully equipped solid sidewall broiler houses. These houses were built in 2001 and are in good condition. They were built with solid sidewalls, evaporative cooling systems, vent doors and tunnel fans.

Other buildings include a 4 bedroom/3 bath double wide manufactured home, a litter barn, an office, a container, 2 generator sheds, and a well house.

Equipment: The broiler houses have Pax and Chore-Time broiler equipment. Other equipment includes a 150 KW generator and a 115 KW generator both installed in 2001; a National incinerator installed in 2013; and a water system which includes 6 pressure tanks, 2 booster pumps and a 3,000 gallon plastic holding tank installed in 2015.

In 2013 all evaporative cooling systems and pads were replaced. In 2015 the nipple drinkers were replaced in the brood sections and new electric spark brooders were installed.

Land Improvements: The property is improved with 3 deep water wells and an interior rock road with a load-out pads. It also has community water supply as a backup.

Land: Improved and wooded pasture.

Minerals: No minerals to be conveyed.

Asking Price: \$2,375,000

Comments: This farm is operated under a contract with Sanderson Farms with 14 years remaining on the contract. The property can be purchased with additional land if desired.