

FOR SALE
PHAN BREEDER FARM

Legal Description: Approximately 20.0 acres out of the H. J. A. Hill Survey in Robertson County, Texas.

Location: The property is located approximately three miles northwest of Franklin at the end of Michulka Lane in central Robertson County, Texas.

Building Improvements: Two fully equipped breeder hen houses built to Sanderson Farms specifications. They also have attached workrooms and an egg cooler room. These houses were built in 1997 and are in good condition. In 2011 new roll seal doors were added. In 2012 the houses and egg room were foam insulated. Other improvements include a manufactured home, a generator shed and a storage building.

Equipment: The breeder houses have Cumberland breeder equipment. Other equipment includes an 80 KW Kohler generator and a National incinerator. In 2011 curtains, slats, hen feeder hoppers and most of the rooster feeder pans were replaced. In 2012 cables were replaced with new stainless steel, the cool cells were extended to 60 feet each, the electrical was upgraded, two tunnel fans were added, and new egg belts and an on demand water system were added. In 2015 the generator was rebuilt, the computers were updated and the rooster feeders were replaced.

Land Improvements: The property is improved with two drilled water wells. They were drilled in 1997, are approximately 400 feet deep and equipped with five horsepower submersible pumps, two 2,500 gallon plastic storage tanks, pressure tanks and a booster pump. One well pump was recently replaced. There is also an interior rock road with a load-out pad.

Land: Improved, native and wooded pasture.

Minerals: No minerals to be conveyed.

Asking Price: \$685,000

Comments: This property can be purchased with additional acreage.

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