

FOR SALE
SCHROEDER BREEDER FARMS

Legal Description: 10 +or- acres out of the A. Brown Survey, A-9, Grimes County, Texas.

Location: The property is located in at the end of an improved easement road south line of FM road 149 approximately 5 miles northeast of Anderson, Texas in central Grimes County.

Building Improvements: Two fully equipped breeder hen houses built to Sanderson Farms specifications. They also attached workrooms connected by an enclosed walkway and an egg cooler room. These houses were built in 1998 and are in good condition.

Other buildings include a labor house and a generator shed.

Equipment: The breeder houses have Cumberland breeder equipment. Other equipment includes an 80 KW Kohler generator installed in 1998 and a National incinerator installed in 2016.

In 2005 baffle curtains, vent doors and inlet curtains were installed. In 2011 all of the slat supports were replaced. In 2012 all of the nipple drinkers were replaced. In the last 4 years all of the egg machine belts have been replaced. In 2015 the rooster pan feeders and curtains were replaced. In 2017 all of the evaporative cooling system pads were replaced.

Land Improvements: The farm is served by two water wells located on adjacent property. An access easement will be granted for the use of these wells. There is also an interior rock road with a load-out pad.

Land: Open pasture.

Minerals: No minerals to be conveyed.

Asking Price: \$795,000