



GREEN-ACRES IS WHERE I WANT TO BE!



- ♦ **46 ac +/- Poultry & Cattle Farm in SE Copiah County, MS**
- ♦ **Address: 2081 Swilley Rd, Wesson, MS 39191**
- ♦ **10 Houses, Shop, 3 Generators, 3 Residential House, with supporting equipment**
- ♦ **Priced only @ \$1,800,000.00 call me for details TODAY!**



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Miss-Lou Land PRO...visit us at 4cplandandhomes.com









Poultry Farm Checklist:


1. Legal Owner: 4 Granger Farms, LLC
2. Address of Farm: 2081 Swilley Rd, Wesson, MS 39191
3. # of Acres: 46 +/-
4. Years of Ownership: 5 years
5. Property Taxes: \$5,000/yr.
6. Financing Bank: Community Bank
7. # of Houses, Age and Sizes: 10
 - a. 6- 1984, 40'x400', Upgraded in 2002
 - b. 4- 2002, 40'x440'
 - c. Chore-Time Feeders
 - d. Ball Valve Nipples
8. Power Company: Southern Pine
9. # of Generators: 3
10. Gas Company and Tank Size:
 - a. Neil Gas
 - b. 30k Propane Tank
11. Water Source: Copiah Co Water Assoc
12. # of Water Wells: 3
13. Tax Info- Schedule F & 1099: Upon Bankers Request

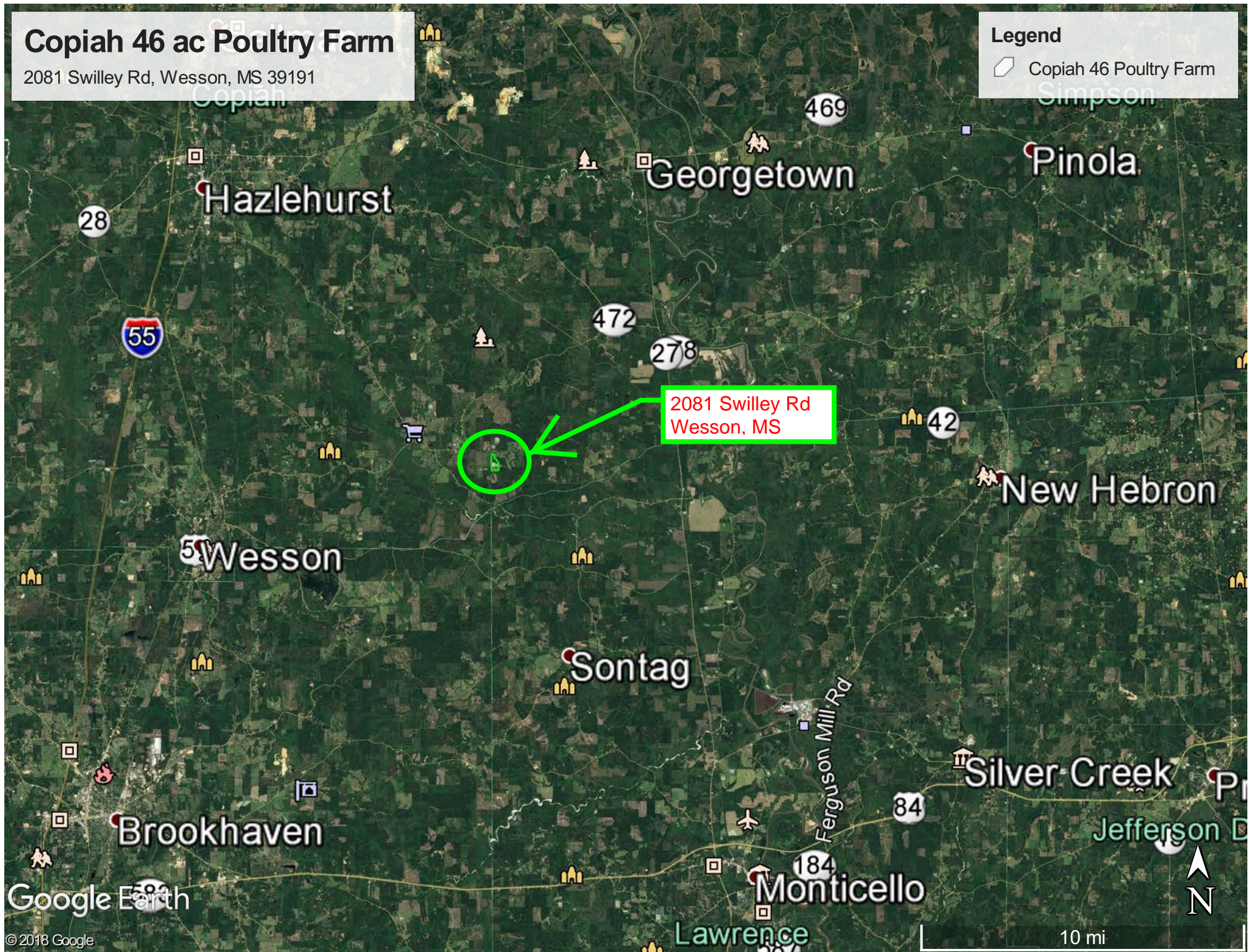
14. Producing For & term of contract:
 - a. Sanderson
 - b. 8 yrs. remaining on contract
15. Size of Bird producing: 9lb. Superbird
16. # of Poultry Sales/yr: 4.5 Batches/yr.
17. Farm Ranking: 1, always hits incentives
18. Appraisal of Farm: Upon Request
19. Misc Equipment that goes with Farm:
 - a. Cat 944 Loader
 - b. 4 Tractors
 - c. 2 house keepers
 - d. 3 Residential Houses
 - e. Misc. Implement Equipment
20. Type of Feeders Nipples: 2017 New Ball Valve Nipples, 18000
21. # and size of Tunnel Fans/house: 12 Fans/house
22. Type of Access Doors: Seal Proof Rollup Doors
23. Size of Compost Shed or Incinerator: 1 litter shed, 2 alleys
24. Misc. Storage Sheds/Barns: 3 bay shop, 1 tractor shed
25. Housing (residential or employee): 3

Copiah 46 ac Poultry Farm

2081 Swilley Rd, Wesson, MS 39191

Legend

 Copiah 46 Poultry Farm



Google Earth


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10 mi

Copiah 46 ac Poultry Farm

2081 Swilley Rd, Wesson, MS 39191

Legend

 Copiah 46 Poultry Farm

King Rd

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2000 ft