

FOR SALE
6 HOUSE SANDERSON FARMS BROILER FARM

Legal Description: 59.30 acres out of the P. Diaz, A-106, and J. Stewart, A-212, Surveys in Brazos County, Texas.

Location: The property is located in northeastern Brazos County northeast of Bryan, Texas.

Buildings and Equipment: Six fully equipped, curtain sidewall, steel frame broiler houses that measure 44 feet by 500 feet and contain 22,000 square feet of area each. They were built in 2000 and are in good condition.

The broiler houses have Chore-Time broiler equipment. Other equipment includes a 150 KW Taylor generator for backup power and a National propane fired incinerator for dead bird disposal. The generator was installed in 2000 and the incinerator was installed in 2017.

2019 updates include adding 90' cool cell dog houses; 85' of cool cell system per side; new winching systems and curtain machines for cool cell curtains; one additional 48" tunnel fan; six new 18" stir fans; relocation of existing vent fans; 60 vent doors; Platinum Plus Rotems; bi-fold end doors; spray foam interior insulation, and a new Rotem communicator. Other updates to the houses include new drinker lines in 2013, new light dimming system and all new LED bulbs in 2017, and new feed and water line cables and new side-wall curtains in 2018.

Other buildings include a manufactured home, an equipment shed, a livestock shed, a generator shed.

Land Improvements: The property is improved with two 430 foot deep water wells equipped with 5 horsepower submersible pumps and interior rock roads with a load-out pads on each ends of the broiler houses.

Minerals: No minerals to be conveyed.

Asking Price: \$2,100,000

Comments: The farm currently raises the 7 pound bird for the Sanderson Farms Brazos complex and is at the top of the pay scale. This farm currently has 11 years remaining on the 15 year contract.