



# *Egg Production Facility For Sale*

*710 Apel Road  
Franklin Furnace  
Scioto County*

**227  
ACRES**  
WITH IMPROVEMENTS  
61 ACRES TILLABLE



**WILSON NATIONAL LLC**

**A REAL ESTATE & AUCTION GROUP**

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800.450.3440 | [www.wilnat.com](http://www.wilnat.com)



# Building Dimensional Information

**Packing Room and Cooler 65'x65'**  
(built in 1987)

**Storage Room 96'x72'** (built approx. 2011)

**House #3 40'x525'** (built in 1984)

- 3 Deck Cage System
- 12,000 Cages 12"x20"
- 1 Feed Bin

**House #4 60'x475'** (rebuilt in 2000)

- 5 Deck Cage System
- 12,240 Cages 24"x20"
- 60 Cages 12"x20"
- 2 Feed Bins

**House #5 & 6 60'x525'** (built in 1987)

- 4 Deck Cage System Each building
- 12,240 Cages per building 24"x20"
- 2 Feed Bins

**Generator Room 40'x40'** w/2 Katolight  
Generators with Rolls Royce engines

**Big Dutchman Drag Chain Feeding System**

**Nipple System Waterers**

**48" Ventilation Exhaust Fans in buildings**

**3 Phase Electric**

**Facility Permitted for 300,000 layers by**  
Ohio Dept. of Agriculture

**Feed Bins are 30-ton each**

**All buildings Have concrete Floors**

**All Buildings are Pole Buildings**

**All Buildings 16' high interior**

**Temperature Monitors in buildings**

**Pond and Creek used for Primary Water**

**County Water in Barns for backup water**

**Older 1 Story Farm Home**

- 3 Bedroom, 1 Bath, Living Room, Kitchen
- 1 Car Attached Garage

**2 Mobile Home Sites with county water and septic system**

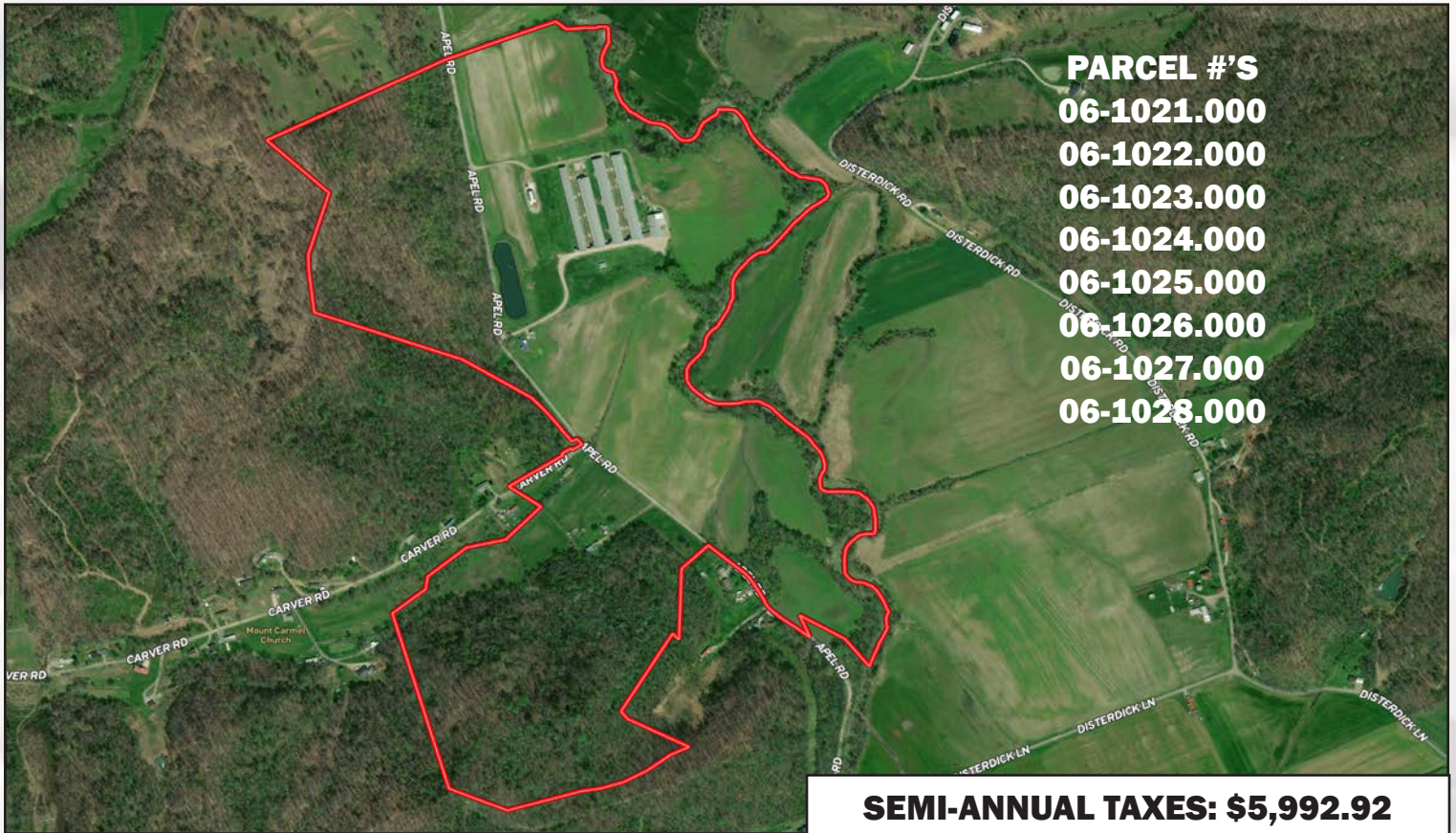
**Woods across road from facility can be split off**

**61 Acres Tillable Land**

*This facility has been used as an egg laying operation since the 1980's. Laying hens were removed in June of 2019. This can continue as egg production facility, raising pullets or other agricultural pursuits.*







*300,000 layer capacity in 4 barns w/3 to 5 decks each. Concrete floors, 3 phase elec. complete with all equipment and 3 BR home. Situated on 227 acres with 61 tillable acres. A good opportunity to utilize facility for egg production, pullets or other agricultural pursuits.*



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## **EQUIPMENT AND SHOP TOOLS SELLING WITH FARM**

- John Deere 4 WD Tractor 5083, 83 HP with loader, 803 hours. Very good condition.
- New Holland Skid Loader L170, 1927 hours, Good condition.
- Ford Dump Truck L7000, 10 ft. Good condition.
- Two Bush hogs – 1 pull – 1 3pt
- One 10 ft. Wheel Disc.
- One 3 Bottom Plow
- Assorted Hand Tools & Power Tools
- Shop Tools
- Drill Press
- 20-ton Hyd. Press
- Miter Saw
- Welder
- Chop Saw
- Two Backpack Blowers
- Two Backpack Sprayers