

# THE LAND GROUP

## Petersen Poultry Farm

11113 Webb Farm Road, Greenwood, DE



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Dirt.**

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ASKING PRICE: \$4,000,000

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## PROPERTY DESCRIPTION

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Large scale poultry operation consisting of 8 poultry houses, manure shed and generator room, 3,600 SF single family residence (4 bedroom / 2.5 bath) with swimming pool, 2 car garage and pole building, doublewide trailer home (3 bedroom / 2 bath), singlewide trailer (3 bedroom / 2 bath). Property is 5 parcels totaling 44.56 deeded acres. Poultry house details below. Recent appraisal at \$4 Million.

Houses (1,2,3): Built in 2008 by Northeast Ag – houses are 60x600

Houses (4,5): Built in 2014 by Allen Warfel – houses are 60x600

Houses (6,7,8): Built in 2018/2019 by Allen Warfel – houses are 67x728

\*\*All houses have Choretime equipment.

\*\*All houses other than house 8 have solar panels that power the brood chamber heaters.

\*\* Seller previously grew for Mountaire, but does not currently have birds on the farm because previous buyer backed out on the purchase.

\*\*Buyer must grow birds for Mountaire for a minimum of 5 years.

\*\*In order to obtain LOI, farm requires minimal updates from Mountaire estimated to cost \$90,000.

*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.*

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