

## POULTRY FARM FOR SALE & LEASE



3877 CR 411, Nacogdoches, TX 75961



### OFFERING SUMMARY

**SALE PRICE:** \$1,300,000

**LOT SIZE:** 58 Acres

**PRICE / SF:** \$0.51

### PROPERTY OVERVIEW

There is an additional 2+ AC for sale that includes a (3) Bedroom (2) Bathroom open floorplan brick home. This property has a breakfast nook and game room, small office / mud room. Also includes a gas water heater and stove, large cement back patio and a 40x18 pool. This property is listed at \$330,000 and can be purchased additionally to the poultry farm.

### LOCATION OVERVIEW

Operating 7 broiler farm under contract to Tyson. All poultry houses are tunnel ventilated and include Ziggity drinkers, Choretime feeders, low water pressure alarms, feed alarms, humidistats, stir fans, Rotem controllers, and quad heaters on the brood end. The farm has 3 ponds, a creek, 2 deep water wells, community water, 2 generators, and a compost. All houses are at Tyson standards.

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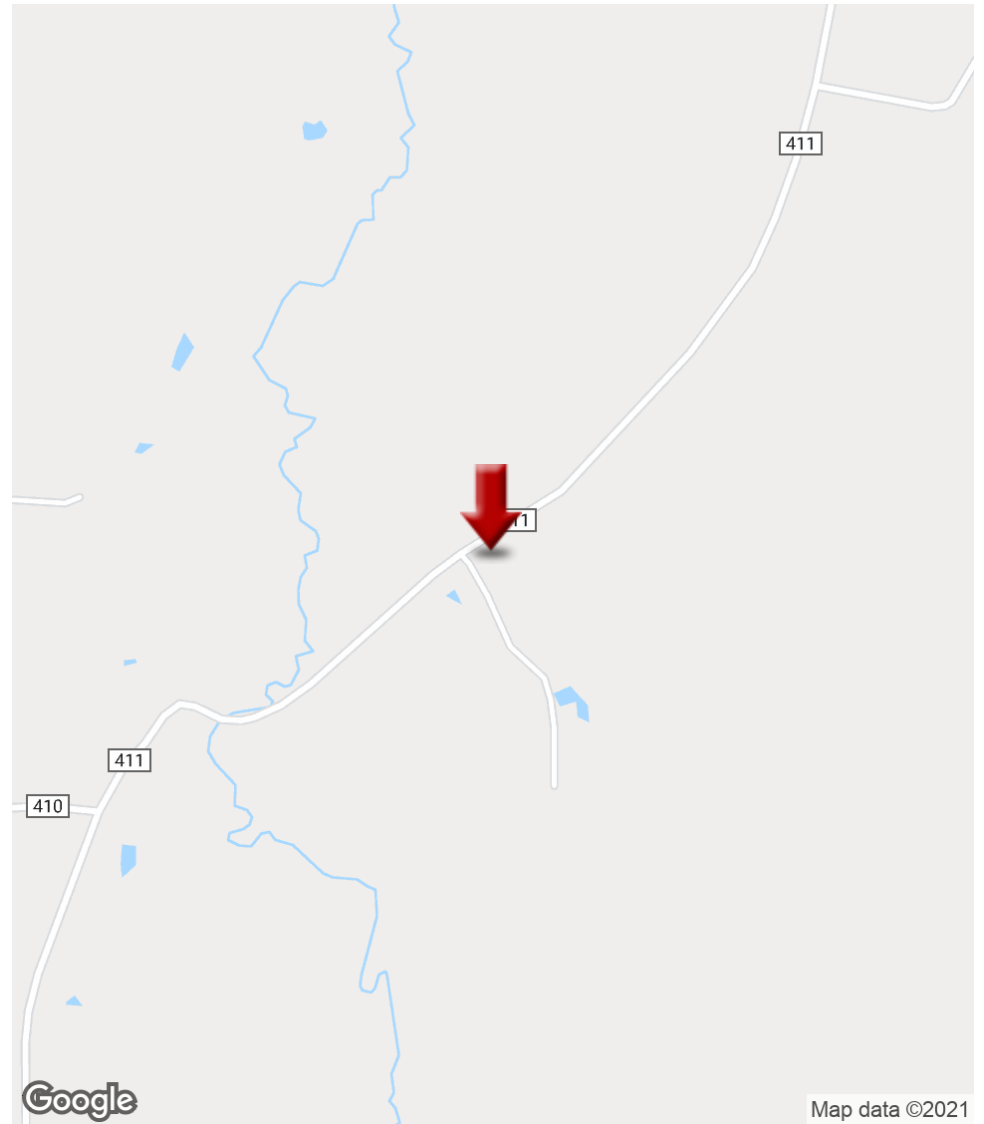
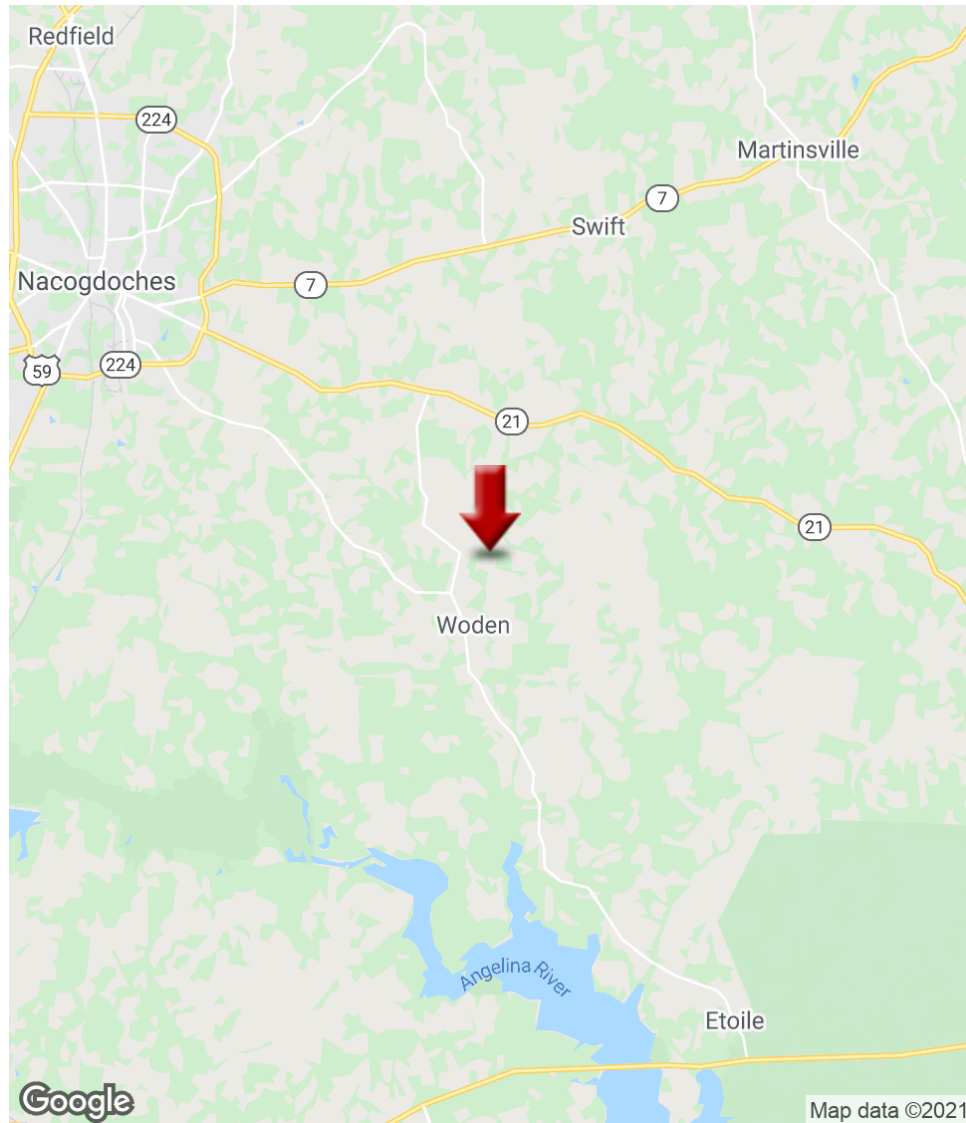
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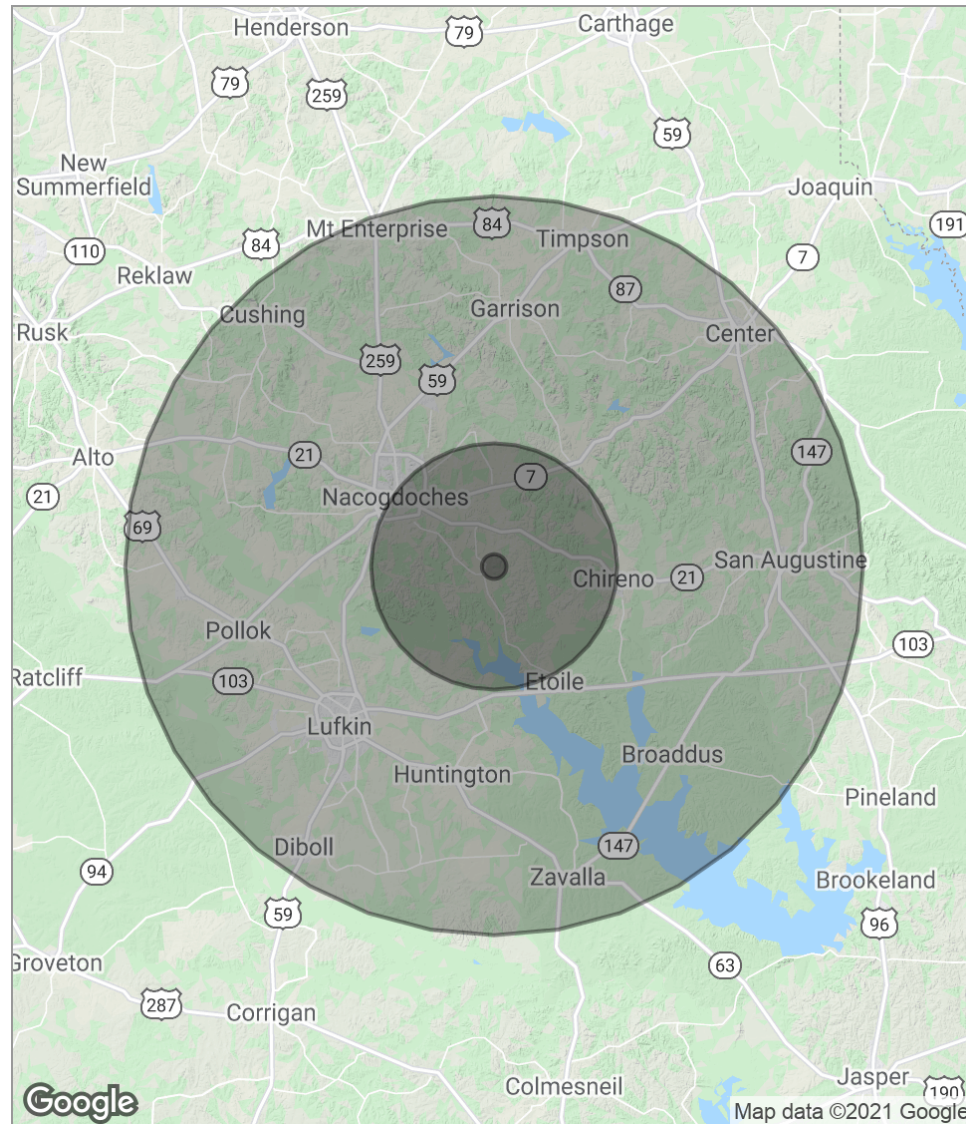
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	56	20,499	187,506
Median Age	41.3	31.9	35.1
Median Age (Male)	41.9	31.6	34.3
Median Age (Female)	39.4	31.7	35.7
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	20	7,639	69,767
# Of Persons Per HH	2.8	2.7	2.7
Average HH Income	\$52,988	\$45,593	\$50,838
Average House Value		\$104,506	\$115,904

*\* Demographic data derived from 2010 US Census*

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