



Franklin Poultry Farm

2066 Michulka Ln, Franklin, TX

20 Acres

\$880,000



MOVE-IN READY

(2) 500'x50' CHICKEN HOUSES

DIVERSE HABITAT

Two fully equipped 500' x 50' breeder hen houses built to Sanderson Farms' specifications. Attached, you'll find two workrooms and an egg cooler room. These houses were built in 1997 and are in great condition. Both houses are up to date with Sanderson Farms, and a new shipment of birds is expected end of November. The Franklin poultry farm is currently under contract until 2028 with Sanderson Farms. This is a transferable contract, and you can expect to make a 20-25% return on your money starting day one.

You'll also find a 1,700 Sq Ft. 4-bedroom 2 bath home on the property. This home has been well cared for and is approximately 5 years old. There are also two water wells present. The wells are approximately 400 feet deep and equipped with five horsepower submersible pumps, two 2,500-gallon plastic storage tanks, pressure tanks, and a booster pump. The land is approximately 25% wooded consisting primarily of Post Oak, Blackjack Oak, Hackberry, and Yaupon. The other 75% consists primarily of King Ranch Bluetem, Woolly Croton, Broomweed, Coastal Bermuda, and Willman's Lovegrass.

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LOCATION

Robertson County, Franklin ISD

Approximately 60 miles to Waco, 37 miles to College Station, 60 miles to Temple

DIRECTIONS

From Franklin take Hearne St, turn left on to Little Mississippi Cemetery Rd, follow for approximately 2.5 miles to Michulka Lane, the road will dead end at the property.

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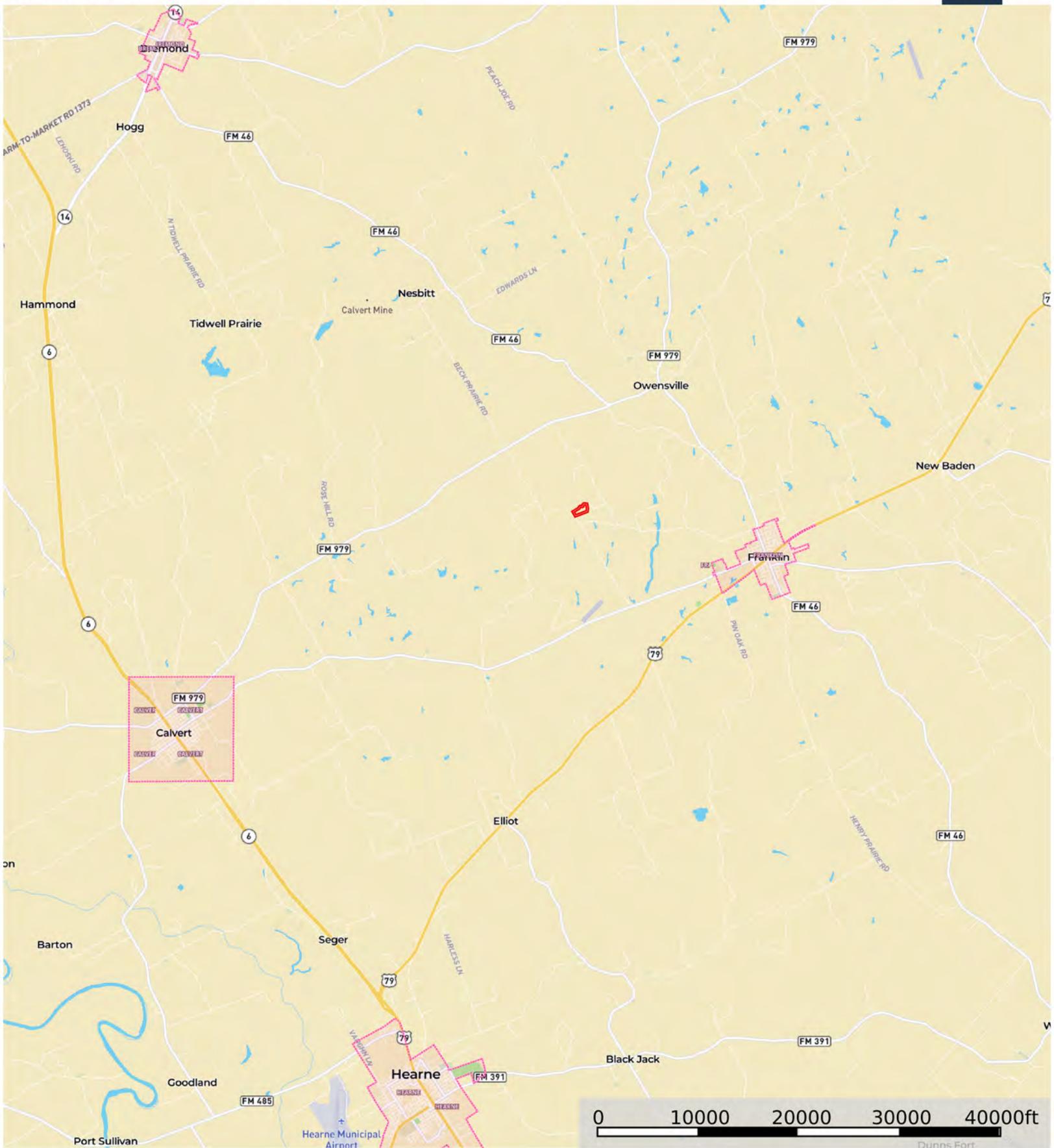
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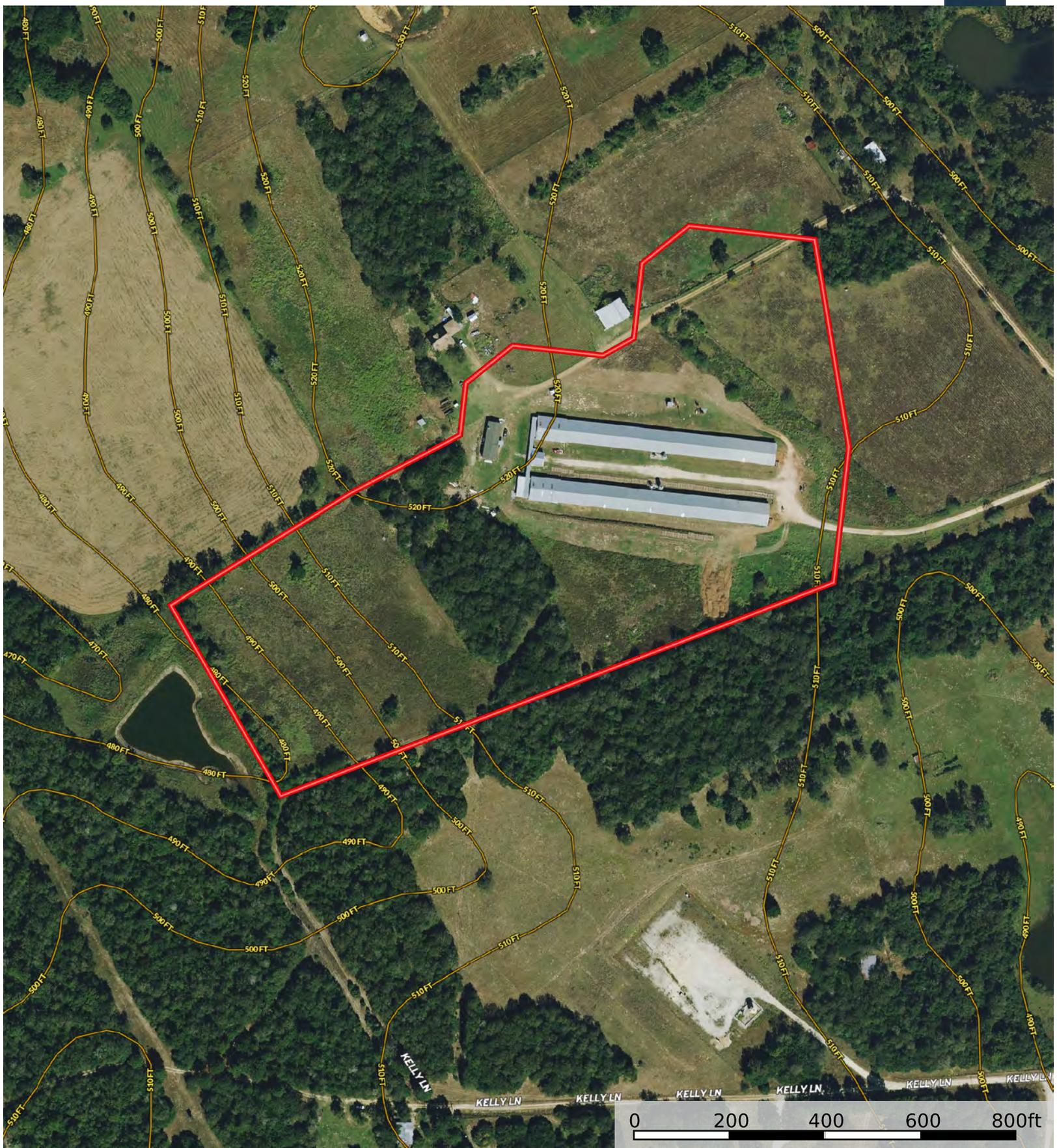


 Boundary

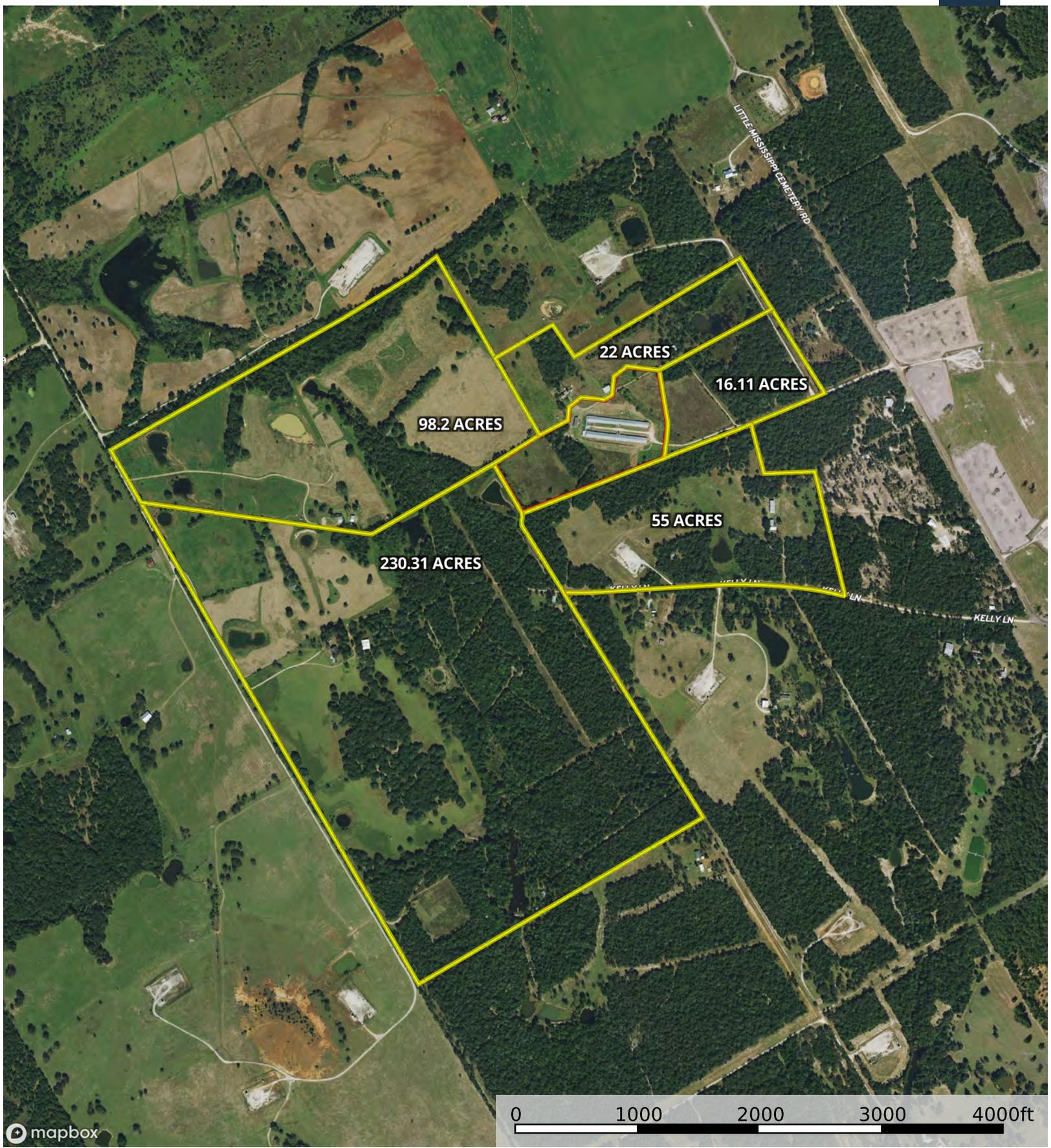
2066 Michulka Ln, Franklin, TX 77856 - Le Robertson County, Texas, 20 AC +/-



Boundary



Boundary



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