

FOR SALE
10 HOUSE WAYNE-SANDERSON FARMS BROILER FARM

Legal Description: 41.45 acres out of the G. Love, A-209, and M. Clay, A-109, Surveys in Robertson County, Texas.

Location: The property is located north of Franklin in northern Robertson County, Texas.

List Price: \$4,200,000

Contract: This farm is currently operated under a contract with Wayne-Sanderson Farms with 11 years remaining on the current contract. It is currently growing a 9 pound bird for the Waco complex and receives Wayne-Sanderson's top double A pay.

Building Improvements: Ten fully equipped solid sidewall broiler houses.

Houses 1 through 6 are wood frame and were constructed in 2008. These houses were updated in 2020 to include new cool cell systems, new tunnel fans, new digital back-ups, new direct spark brooders, additional lighting, and new stir fans.

Houses 7 through 10 are steel truss and were constructed in 1998. These houses were subsequently updated to include solid sidewalls, evaporative cooling systems with inlet curtains and controllers, dog houses, additional tunnel fans, Platinum Plus Rotems, vent doors with controllers, and direct spark brooders. In 2019 these houses were updated to include 15 tunnel fans, and Plasson nipple drinkers. In 2020 these houses were updated to include New cool cell systems, 7 new tunnel fans per house, digital back-ups, new direct spark brooders, additional lighting, new feed lines, and new stir fans.

Other buildings include a residence, litter shed, compost shed, 3 generator sheds, a storage shed, a water system shed, a barn and a workshop.

Land Improvements: The property is improved with five 600 foot deep water wells equipped with 5 horsepower submersible pumps and interior rock roads with load-out pads on each end of the broiler houses.

Equipment:

The broiler houses have Chore-Time and Cumberland broiler equipment. Backup power to the broiler houses is provided by four generators. There is also a National incinerator on the farm for dead bird disposal. Also included are two water systems with holding tanks, media filters, chlorination systems, pressure tanks and booster pumps. Other equipment includes a tractor with a shredder attachment.

Land:

Improved pasture