



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OLDHAM PULLET FARM

36± ACRES | HAMILTON COUNTY, TN
\$1,700,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

OLDHAM PULLET FARM

PROPERTY PROFILE

LOCATION:

- 2924 Young Road
Soddy Daisy, TN
- Hamilton County
- 45± Mins to Chattanooga
- 20± Mins to Dunlap
- 20± Mins to Soddy Daisy

COORDINATES:

- 35.3432, -85.21225

PROPERTY USE:

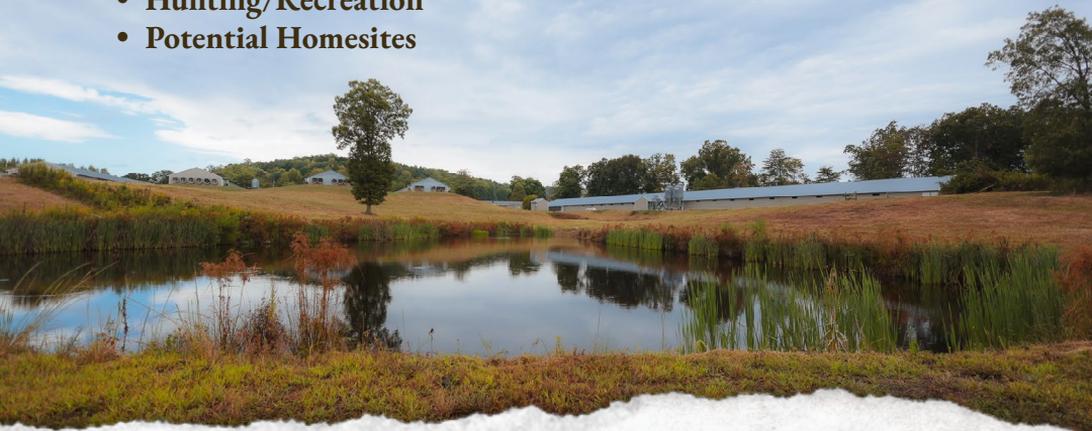
- Six House Pullet Farm
- Hunting/Recreation
- Potential Homesites

PROPERTY INFORMATION:

- 36± Acres
- Fully Operational
Pullet Poultry Farm
- Spacious 3BR/2BA
Mobile Home
- 1± Acre Pond

TAX INFORMATION:

- 2023 - \$4,381.19



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JASON HEATHCOE

PRINCIPAL BROKER

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P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO OLDHAM PULLET FARM

WELCOME TO THE OLDHAM PULLET FARM, LOCATED IN HAMILTON COUNTY, TENNESSEE, IN BETWEEN THE CITIES OF SODDY DAISY AND DUNLAP. Situated on Young Road, this pullet farm sits on 36± acres, with a one acre pond, beautiful rolling hills and views from a three bedroom, two bath mobile home. This is a special property, not only for the farm but in your down time from working, you can enjoy incredible whitetail deer hunting, and recreational opportunities.

The 6-house Oldham Pullet Farm has been growing for Koch's, but can be negotiated with other growers.



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MORE ABOUT OLDHAM PULLET FARM

Six 40'x400' houses are on site, two built in 1997, three built in 2007 and one built in 2011. There is also a 60'x40' litter barn with concrete floors. A local farmer is currently purchasing the litter, providing extra income to the seller. The following equipment is included with the sale of the farm:

- New KMC De-Caker
- New Big Dutchman Feeders
- New Water Lines in One House
- New Shavings in Houses
- Three Generators for Houses
- ChoreTime Drinkers
- Farm Alarm System
- Rotem Platinum Plus Controller

Historically, this farm receives two grow-outs per year, and has an estimated income of \$220K.

Poultry farms are biosecure facilities.
No visits to the farm are allowed without an appointment with the listing agent, Jason Heathcoe.
Potential buyers must be prequalified prior to showings.



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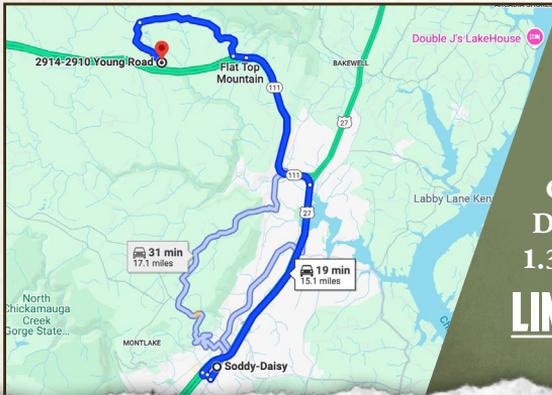
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land id. LINK



Directions From Soddy Daisy, TN:
 Travel US-27 N from Daisy Dallas Road. Follow US-27 N and TN-111 N to Jones Gap Road. Take the Jones Gap Road exit from TN-111 N for 10 miles. Continue on Jones Gap Road for 3 miles. Drive to Young Road, turn and continue 1.3 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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