

**16 HOUSE PALESTINE BROILER FARM
FOR SALE**

Legal Description:	181.07 +/- acres out of the F. P. Cabler Survey, A-114, in Freestone County, Texas.
Location:	The property is located along the east line of County Road 601 in central Freestone Leon County, Texas.
Building Improvements:	Sixteen fully equipped solid sidewall wood frame broiler houses. They were all built to Sanderson Farms Palestine specifications and contain 27,600 square feet of area each (46' x 600'). Other buildings include a 2,425 square foot single family residence, four 312 square foot generator sheds, two 1,000 square foot water system sheds, and two 10,800 square foot litter barns.
Equipment:	The broiler houses have Chore Time broiler equipment necessary for growing broilers. Backup power to the broiler houses is provided by four 165 KW Taylor generators with fuel tanks and automatic transfer switches. Also included are two water systems with storage tanks, constant pressure pumps and media filters.
Land Improvements:	The property is improved with 9 deep water wells and an interior rock road with a load-out pads.
Land:	Improved and wooded pasture.
Minerals:	No minerals to be conveyed.
Asking Price:	\$7,800,000
Comments:	This property is centrally located in beautiful Freestone County near Fairfield, Texas and just minutes away from Interstate Highway 45 between Dallas and Houston. This farm was constructed in 2017 and is in good condition. It does need some upgrades in order to get a new contract. These upgrades have been factored into the asking price. An opportunity to own a farm this size does not come along often. Call Reagan Magee to schedule an appointment to see this farm.