FOR SALE
$2,599,000

Contracted Poultry Breeder Farm on 55+/- Acres

3585 County Road 2701
Tennessee Colony, TX



Markham Realty

CALL US TODAY (936) 295-5989
2715 11TH STREET, HUNTSVILLE, TX 77340

Alicia Lansford
928.965.4390
alicia@markhamrealty.com

PROPERTY HIGHLIGHTS

- Transferrable Wayne Sanderson Farms incentive pay contract in place; including bonus payouts
- Special agriculture property tax valuation in place
- Four 42’ x 500' poultry houses with two centrally located egg cooler rooms
- Each barn includes automatic feeders, waterers, and a conveyor system for egg collection
- A 2019 mobile home (3/2) and older single wide (2/1) provide housing for owners and employees



Integrator Contract

- Incentive Pay Contract with Wayne Sanderson Farms
- Current Contract valid through December 2029
- New Hatch Bonuses and Shortened Growing Season





WAYNE SANDERSON FARMS™

TOGETHER, WE MAKE CHICKEN AMAZING

Poultry Houses

- **Built In 2014**
- **Four Barns - 42' x 500'**
- **Two Centrally Located Egg Cooler Rooms**







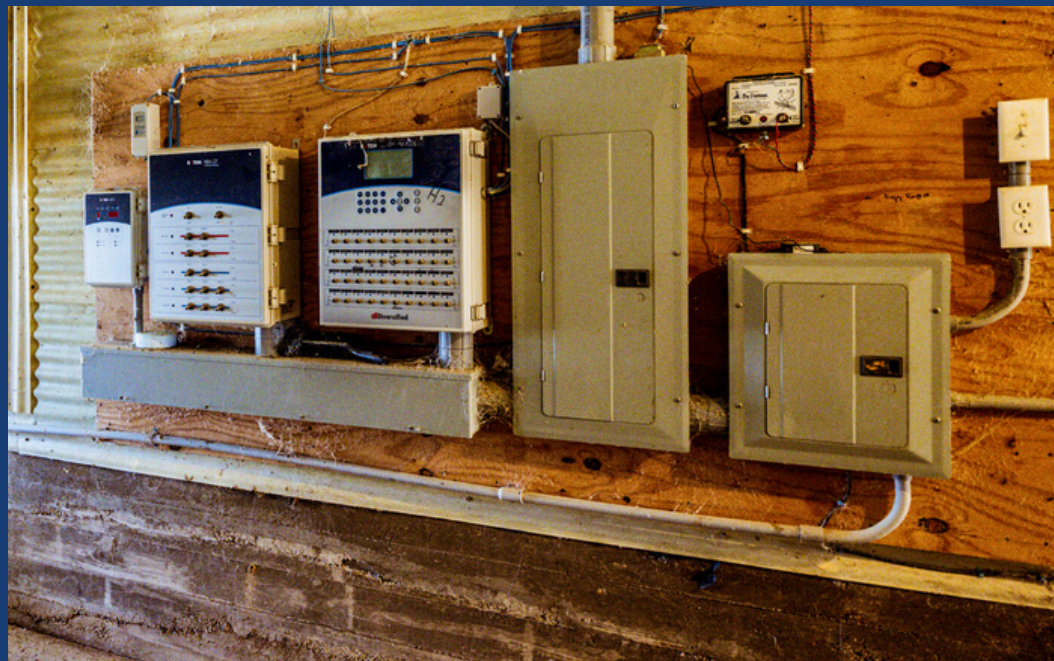


Included Equipment

- Two 580-foot water wells
- Taylor diesel generator with 250-gallon fuel tank
- Fully Automated Feeders and Waterers









3585 County Road

Tennessee Colony, Texas 77340

Directions:

From Houston, I-45 to Exit 178, US-79 in Buffalo. Right US-79 for 26 mi. Right Exit for FM 645. 12 miles to left FM 321. Left FM 2054. Right CR 2701.