

17+/- acres in Choctaw County, Mississippi

McCurtain Creek Farm is a four house breeder hen farm located in Choctaw County, Mississippi. The farm grows for Koch Foods Forest, Mississippi Complex. The farm has 4 42×500 that were built in 2017. The farm has 17+/- acres which includes a private and secluded home site in the woods. The seller plans to open up this area and make preparations for a home site.

This farm features the following equipment:

- Big Dutchman Nests
- Plastic Slats
- Staalkat Egg Packer with Lubing Conveyors
- Connected Egg Rooms and one Central Egg Storage Room
- Rotem Controllers
- Lubing Drinkers
- LED Lights
- Wells with City Water available but not hooked up
- Incinerator for mortality
- Acme Fans
- Big Dutchman Pan Feeders for Males and Females
- Hen Placement 42,000

The flock on the farm as of March 2022 had peaked at 87% and has had as high as a 90% hatch rate, The farm will have a gross annual income of around \$340,000. Bonuses may make this gross income be more based on performance.

This farm is connected to Fiber Internet. There are public schools available in the area as well as a private school near the farm. This farm is located around 45 minutes west of Starkville, MS and the Mississippi State University Campus, 45 minutes to Winona, MS and Interstate 55, and is just two miles off of the historic and scenic Natchez Trace. The Natchez Trace gives you unobstructed north and south travels from the farm.



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Prospective buyers will need to prove at least a \$300,000 down payment for this farm. Contact a PoultrySouth Team Member to discuss how to prove this down payment or complete a "Qualify to Visit a Poultry Farm" for approval to visit the farm.

The seller will give the buyer a concession in the amount of \$50,000 at closing.

DISCLAIMER: McCurtain Creek Farm is a strict Bio Security Area. NO FARM VISITS are allowed without a PoultrySouth Team Member being present. During any outbreak of Avian Influenza no visitors are allowed near the houses or even in the egg rooms. Any offers can be submitted contingent on seeing inside the houses with appropriate permission from Koch Foods. All visitors must abide by the Standard Operating Procedures from PoultrySouth.

Poultry Farm • \$2,125,000
View online at <http://selg.biz/5136>

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