

# 31.95+/- acres in Winston County, Mississippi

Foggy Hollow Broiler Farm – Four House Farm in Winston Co. Mississippi

Foggy Hollow Broiler Farm is a four house farm located near Noxapater, MS in Winston County. This farm has four 43×480 houses built in 2002. Raising a 9lb bird on a 56 day growout for Peco Foods in the Sebastopol Complex. The farm has a site built home that is 4 bedrooms and 3 baths. The farm also has two apartments, one is located in the equipment shed and is perfect for catch nights. The second is located in the large barn near the dwelling. There are two ponds located on the property. The ponds and the dwelling are surrounded by pine plantation which gives the entire farm a very private and secluded feel.

The farm has the following features and equipment:

- ChoreTronics 2 Controllers
- Tube Heat and Brooders
- Plasson Drinkers with cups
- ChoreTronics C2Plus Feed Lines
- Acme Fans 10 48" per house
- LED Lights
- Solid Side Walls
- 4×6 posts construction
- Well and City Water with 12,000 gallons of on farm storage
- LP Gas
- Compost for mortality disposal
- Litter Shed

This farm has a historical gross annual income of \$225,000 – \$249,000. This farm is very well kept and has many features. 31.95+/- acres (acreage information from the Winston County Tax assessor maps). total on the farm that is surveyed into three parcels. This can be helpful in financing the dwelling separate from the poultry farm if needed.



**Southeastern**  
LAND GROUP



The farm is located just south of the town of Noxapater in Winston County. Philadelphia and Louisville, Mississippi are equal distances from the farm around 30 minutes away.

This farm is a bio secure area, and NO visitors are allowed on the farm unless a PoultrySouth Team Member is present. All potential purchasers must be prequalified with a PoultrySouth Team member prior to any farm visits. Minimum cash down payments and/or equity may apply in order to prequalify. Contact the PoultrySouth Team today to find out how to get prequalified so that we can help you find a poultry farm that suits your needs.

Any agents wishing to show this farm must provide proof of their clients down payment for approval by the seller and PoultrySouth. All agents wishing to show the farm co-broker must fill out a SELG/PoultrySouth Co-Brokerage Agreement before any showing can be set up.

**Poultry Farm • \$999,000**  
**View online at <http://selg.biz/8155>**

[selandgroup.com](http://selandgroup.com) | 1-866-751-LAND















