

# 39+/- acres in Winston County, Mississippi

## **Estes Breeder Farm – Two House Farm in Winston Co, Mississippi**

Estes Farm is a two house breeder hen farm located near Louisville, Mississippi in Winston County. The farm has two 40×500 houses that were built in 2010. The farm also has another two 40×500 houses that were built in the 1990s and are not in production currently. The farm has 39 more or less acres (acreage was derived from the Winston County Tax assessor maps) which is mostly open land and includes a pond. The farm has the following equipment:

Rotem Controllers  
Valco nests (installed in 2022 \$126,000 cost)  
Female Feeders chain Big Dutchman  
Male Feeders pan Big Dutchman  
Plastic Slats  
Packing Machine on the farm, but not currently used  
Curtains installed 2023  
Acme 48" fans  
Farm Alarm  
3 Wells and Public water  
Compost for mortality

This farm has a projected gross annual income of \$170,000. The first flock with Tyson was placed in January 2023. All historical incomes will have four houses and be with a different integrator.

This farm is located between Noxapater, Philadelphia, and Lousiville, Mississippi. The farm has plenty of nice home sites.

Poultry farms are biosecure facilities. Absolutely no visits to the farm without an appointment. All potential purchasers must be prequalified with the PoultrySouth Team prior to scheduling a farm visit.



**Southeastern**  
LAND GROUP



Agents: The PoultrySouth Team at Southeastern Land Group offers Broker Participation for those agents wishing to bring a buyer to any of the farms we have listed. Reach out by email and request the Broker Participation Agreement.

Disclaimer: The seller will retain an ingress and egress easement to access additional land that is not being sold with the farm.

**Poultry Farm • \$832,000**  
**View online at <http://selg.biz/8922>**

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