

48+/- acres in Leake County, Mississippi

Gowan Broiler Farm – 6 House Farm in Leake County, MS

Gowan Broiler Farm is a six house farm located in Leake County, Mississippi near Carthage. The farm has 48+/- acres (acreage information from the Leake County tax assessor's maps) of mostly timberland. The poultry houses are 42×500 and were built in 2005. These houses were updated in 2023 for Tyson Foods. The farm has had a gross of between \$323,000 – \$424,000 over the past few years. The farm grows for Tyson Foods Carthage Complex on a 39 day 4.75 lb bird.

The farm has the following equipment and features:

Rotem Controllers

Brooder for heat (replaced in 2023)

Plasson Drinkers (replaced nipples in 2023)

ChoreTime C2Plus Feed lines (new control pans and hopper switches in 2023)

Tunnel Doors

New Cabling on Vent Boards 2023

150KW Generator

Composter for mortality

Three Wells

LP Gas

BiFold Front Doors

This farm is a well-maintained farm that is ready to go to work. The farm is very secluded and surrounded by timberland. There are several home sites on the farm that can be cleared for a home.

There is farm equipment that can be purchased separately from the real estate. NO FARM EQUIPMENT is included in the price of the real estate.

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



Southeastern
LAND GROUP



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.

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.

Poultry Farm • \$1,400,000
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