



CUNNINGHAM REAL ESTATE

1205 S Market St. – Hearne, TX 77859

(979) 279-2757

www.CunninghamRealEstate.com

*** New Listing ***



Timbro Farms

34 Acre +/-, operating turkey grower farm. Currently contracted with Cargill, this farm offers income potential for years to come. Negotiate your own, new contract with Cargill and get to work. There are FOUR existing houses at 50' x 600' each that have been well maintained and are ready for full operation. In addition to the producing houses, the property features a small cabin for owner or employee housing and a small workshop building which also houses the water system for the farm. The waste products of the farm are in high demand by local ranchers and could also be marketed for additional income potential. Offered at \$1,475,000.00 Call us today for more details and to schedule a tour.

NOTE - Additional property is available with other useful improvements and opportunity for expansion of the farm.



Let your rural property investment earn it's keep, in more ways than one....

351 acres +/-, of gently rolling terrain, mostly wooded recreational areas with some open, improved pastures for livestock or hay production. Trails throughout the property with seasonal creeks, multiple ponds and lots of wildlife. Enjoy fishing, hunting, hiking or four wheeling. Paved access and gently elevated hilltops make for great additional homesite locations as well. **INCOME?** The property currently has FOUR fully operational turkey grower houses, currently under contract with Cargill. Renegotiate your own contract and get to work. In addition to the poultry production, with this multi-use property there is opportunity for livestock and hay production, liter sales (for fertilizer), hunting or grazing lease income, and four homes that can be utilized as employee living, rental units or personal or weekender use. There are multiple structures for equipment storage and work shop facilities that nicely round out this multi-use, income producing investment. Offered at \$3,289,000.00

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Stream Boundary Boundary Pond / Tank