

FOR SALE
10 HOUSE SANDERSON FARMS BROILER FARM

Legal Description: 30 + or- acres out of the M. L. Clay Survey, A-109, in Robertson County, Texas.

Location: The property is located north of Franklin in northern Robertson County, Texas.

Building Improvements: Ten fully equipped solid sidewall broiler houses. Houses 1 through 6 are wood frame and were constructed in 2008 and houses 7 through 10 are steel truss and were constructed in 1998. Houses 7 through 10 have been updated to include solid sidewalls, evaporative cooling systems with inlet curtains and controllers, dog houses, additional tunnel fans, Platinum Plus Rotems, vent doors with controllers, and direct spark brooders. All of the houses were recently retrofit with 120 feet of evaporative cooling systems per side, 15 tunnel fans, and Plasson nipple drinkers. All of the houses currently receive Sanderson's double A pay.

Other buildings include a residence, litter shed, compost shed, 3 generator sheds, a storage shed, a water system shed, a barn a workshop.

Equipment: The broiler houses have Chore-Time and Cumberland broiler equipment. Backup power to the broiler houses is provided by two 130 KW Taylor generators and a 100 KW Katolight generator. There is also a National incinerator on the farm for dead bird disposal. Also included are two water systems with holding tanks, media filters, chlorination systems, pressure tanks and booster pumps.

Land Improvements: The property is improved with five 600 foot deep water wells equipped with 5 horsepower submersible pumps and interior rock roads with a load-out pads on each ends of the broiler houses.

Land: Improved pasture.

Minerals: No minerals to be conveyed.

Asking Price: \$4,500,000

Comments: This farm is currently operated under a contract with Sanderson Farms with 4 years remaining.