



**3585 COUNTY ROAD 2701**  
**TENNESSEE COLONY, TEXAS**  
FOUR 42' X 500' BARNs | 55 +/- ACRES | WORKSHOP | 2 MOBILE HOMES

Boundary Lines Are Approximate



# 3585 COUNTY ROAD 2701



Investment opportunity to own a Positive-Cash Flow Poultry Breeder Farm in East Texas! Built in 2014, the breeder operation consists of Four 42' x 500' poultry houses with 2 centrally located egg cooler rooms. Each barn includes automatic feeders, waterers, and an automated conveyor system to collect eggs. Houses are in well-maintained and in good condition. **Transferable Sanderson incentive pay contract in place; includes bonus payout; transferability subject to integrator qualification.** Two 580-foot wells provide water to the entire farm, including to the cool cells in each barn. A Taylor diesel generator with 250-gallon fuel tank provides on-demand power to the barns in the event of an outage. Beyond the barns, the property is fully fenced and cross-fenced with 2 ponds and working pens for cattle. An agriculture tax valuation is currently in place. A 2019 mobile home (3/2) and older single wide (2/1) provide housing for owners and employees. A newly built 30x40 metal building with concrete floors and rollup doors offers additional storage space. Call for additional details and financial information.



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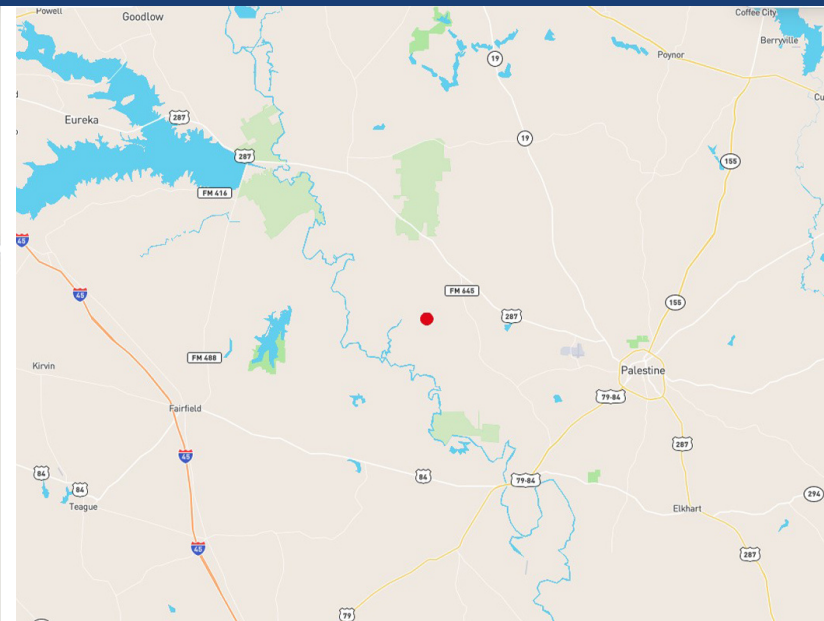
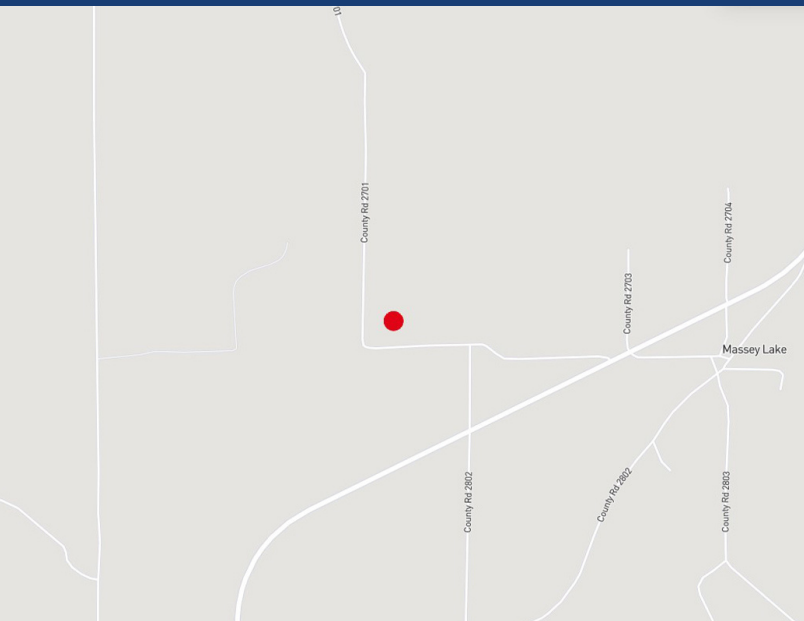
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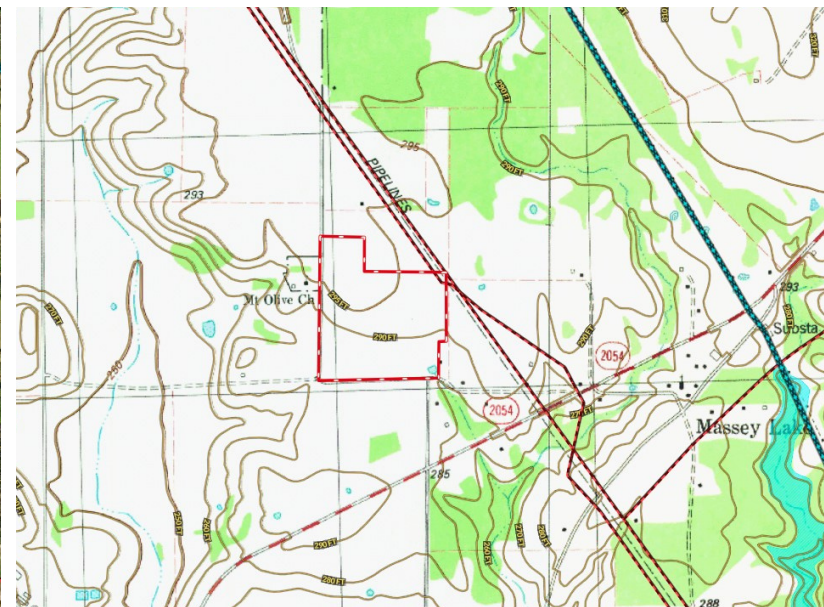
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## TENNESSEE COLONY, TEXAS



Directions: From Houston, I-45 to Exit 178, US-79 in Buffalo. Right US-79 for 26 mi. Right Exit for FM 645. 12 miles to left FM 321. Left FM 2054. Right CR 2701.



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