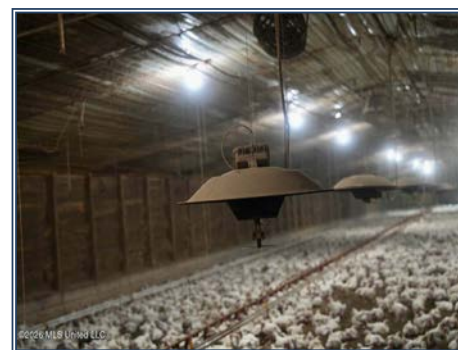


Located in the highly sought-after poultry farming region of South Mississippi, this turnkey 6-house broiler poultry farm for sale in State Line offers an excellent opportunity for poultry growers, investors, or anyone searching for income-producing farmland in Mississippi. Situated on 53± acres just south of Waynesboro, this well-maintained poultry operation has a strong production history and generated a reported gross income of \$430,512 in 2025. The farm operates under contract with a major poultry company growing a 4.5 lb average target-weight broiler. Improvements include four 40' x 500' broiler houses built in 1996 and two 50' x 500' houses built in 2012, all equipped with dropped ceilings, Direct Spark Brooders, vent machines, Grower Select feeders, and Lubing drinkers for efficient poultry production. Additional farm infrastructure includes three water wells, community water backup, three generators, and two compost/litter sheds. The sale also includes a nice 4-wheel drive tractor with front-end loader and all necessary implements needed to operate the farm. If you are searching for a profitable poultry farm for sale near Waynesboro, Mississippi with modern equipment, proven income, and acreage, this property is priced right and ready to go.

1781 Smithtown Chicora Road, State Line, MS

31.463070, -88.624191 GPS



\$1,220,000

**6-House
Broiler Farm
53± Acres
MLS #4150630**



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