



Immaculate poultry breeder/egg farm for sale near Carthage, Mississippi, situated on 66± acres and designed for an efficient two-person operation. This high-income farm features four Grade 4 breeder houses measuring 42' x 500', with two built in 2014 and two in 2022. The farm has a strong income history, a long-term contract with the nation's largest poultry company, and 11 years of transferable incentive pay remaining. All four houses are connected by conveyor to a Prinzen Pro egg packer, with egg tables controlled from the packer and a common walkway connecting the houses. Equipment includes Rotem controllers, Lubing drinkers, double-belt nest systems, plastic slats, Valco and Big Dutchman nest boxes and feed systems, and slide-weight and digital BinTrac feed measurement. The farm also has four water wells, two generators, a tractor with bucket, 8' GradeMaster road grader, and slat mover. Additional improvements include a two-bedroom cabin overlooking a pond, 40' x 40' compost shed, 72' x 60' pole barn, covered horse-riding arena, and three pastures with automatic water troughs capable of supporting approximately 20 cow-calf pairs. This turnkey Carthage, MS poultry farm offers a modern breeder/egg operation, livestock facilities, equipment, acreage, and on-site lodging in Leake County.

300 Center Crossing Road, Kosciusko, MS

32.926088, -89.416227 GPS



\$2,775,000

**4-House
Breeder Farm
66± Acres
MLS #4163098**



Jeff Daughdrill
Poultry Specialist
jeffdaughdrill@bellsouth.net
Office: (601) 250-0017
Cell: (601) 810-5511
SouthernStatesRealty.com