United Country Real Estate

Southern States Realty

SOUTHERN STATES REALTY
MISSISSIPPI POULTRY FARMS



This turnkey 5-house breeder poultry farm on 40 acres is located in the highly sought-after poultry region between Carthage and Philadelphia, Mississippi, just off Highway 427. Operating under a long-term contract with the nation's largest poultry company, the farm produces eggs for their hatchery and offers estimated forecasted income of approximately $455,000 annually through weekly pay based on egg production and flock performance. The farm includes two 40' x 500' breeder houses built in 1998 and three 42' x 500' houses built in 2007 and 2009, averaging approximately 10,500 hens per house. Exceptionally clean and well maintained, the operation features concrete alleyways under nest areas for efficient cleanout, along with Rotem controllers, Farm Alarm systems, Acme fans, Cool Cells, and Venco egg tables. Additional improvements include community water, two generators, two mobile homes, litter/compost sheds, and three egg rooms in excellent condition. This Mississippi breeder farm is competitively priced and offers a strong investment opportunity for both experienced growers and new operators. Showings are by appointment only with at least 48 hours notice.

10671 Hwy 427, Philadelphia, MS

32.749099, -89.318397 GPS













$1,622,000

5-House
Breeder Farm
40± Acres
MLS #4149842



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