

**Decatur Broiler Farm**  
7749 Hickory Little Rock Road  
Decatur, MS 39327

**\$500,000**  
31± Acres  
Newton County





**Decatur Broiler Farm**  
**Decatur, MS / Newton County**

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**SUMMARY**

**Address**

7749 Hickory Little Rock Road

**City, State Zip**

Decatur, MS 39327

**County**

Newton County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property,  
Commercial, Single Family, Business Opportunity

**Latitude / Longitude**

32.412786 / -89.00694

**Taxes (Annually)**

837

**Dwelling Square Feet**

1216

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

31

**Price**

\$500,000

**Property Website**

<https://www.mossyoakproperties.com/property/decatur-broiler-farm-newton-mississippi/61826/>



## Decatur Broiler Farm

### Decatur, MS / Newton County

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#### **PROPERTY DESCRIPTION**

This is the opportunity you've been waiting for! Escape the rat race and embrace the farm life with this 31+/- acre operational broiler farm in Decatur, MS. Key features include:

- **Location:** Situated along Hickory Little Rock Road in Decatur, MS.
- **Farm Type:** 4-house broiler farm growing 35-39 day birds.
- **Dimensions:** 42x450 houses
- **Income Potential:** Historically grosses between \$235,000 and \$250,000 annually.
- **Farm Updates (2020-2024):**
  - Roll-up doors
  - Tunnel doors
  - Outside control rooms
  - Patched triply/green bands
  - Reeves cool cell system
  - New metal roofing on houses 3 and 4
- **Poultry House Equipment:**
  - Rotom controllers with back-ups
  - Farm Alarm communication system
  - Cumberland feeders
  - Direct spark brooders
  - Plasson drinkers
- **Additional Structures:**
  - Shop/shed
  - Compost shed
  - Litter storage
- **Topography:** Gentle rolling terrain with space for hunting or adding 3 more poultry houses for additional income.
- **Mobile Home:** 2020 16x76 mobile home, move-in ready.
- **Included Equipment:**
  - 5065e John Deere tractor
  - 8' Creek View litter pulverizer
  - Leveling blade
  - Angle blade
- **Value:** Estimated to cost around \$2 million to build today, making this an incredible deal.
- **Viewing:** Bio-secure area, so appointments are required for viewing.

Take control of your future and become your own boss with this exceptional farm opportunity! Contact me today to schedule your appointment!

**Will Waits**

**Certified Land Specialist**

**Licensed in MS**

**Office:** [662-495-1121](tel:662-495-1121)

**Cell:** [769-572-2267](tel:769-572-2267)

**Email:** [wwaits@mossyoakproperties.com](mailto:wwaits@mossyoakproperties.com)





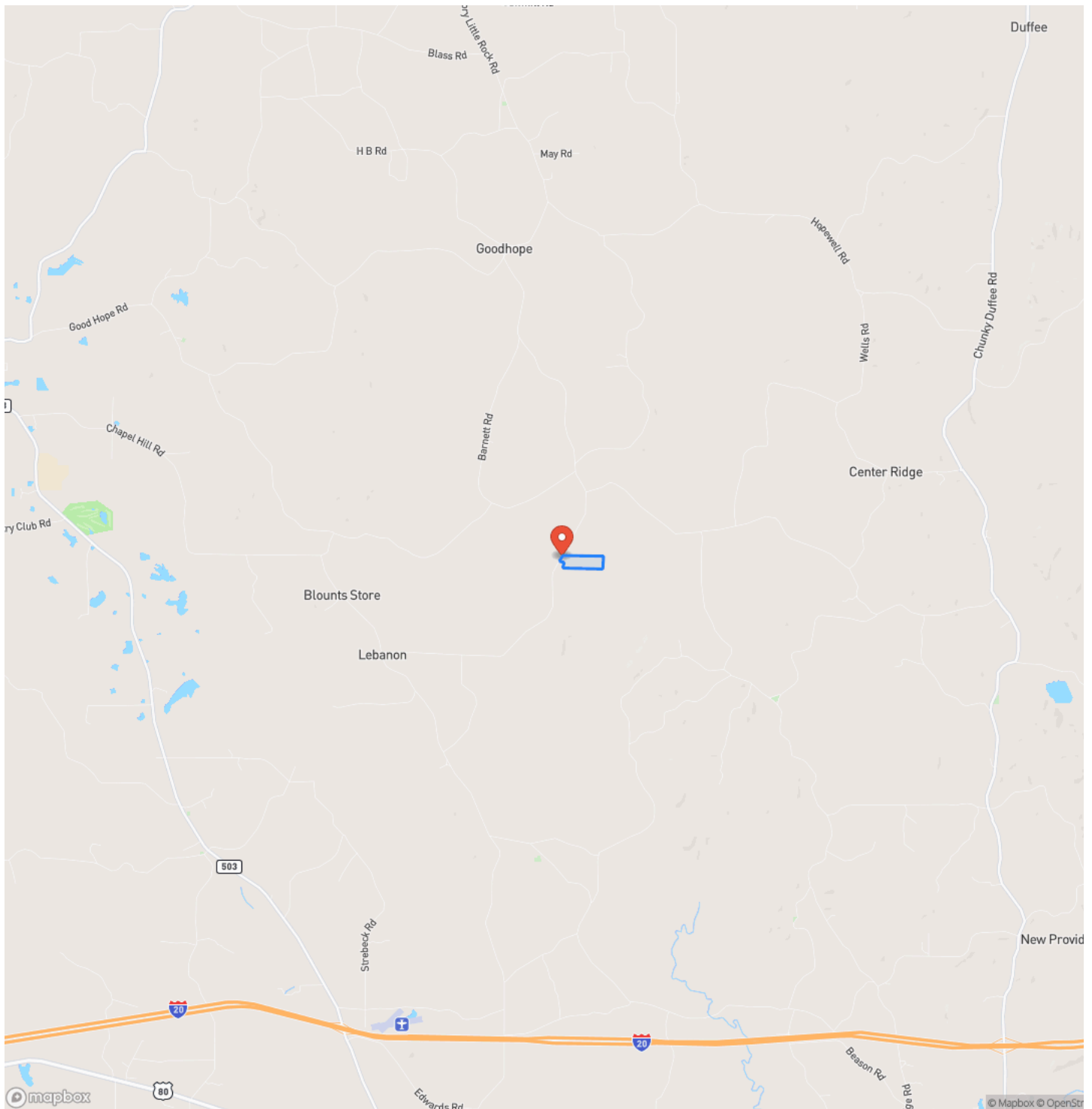


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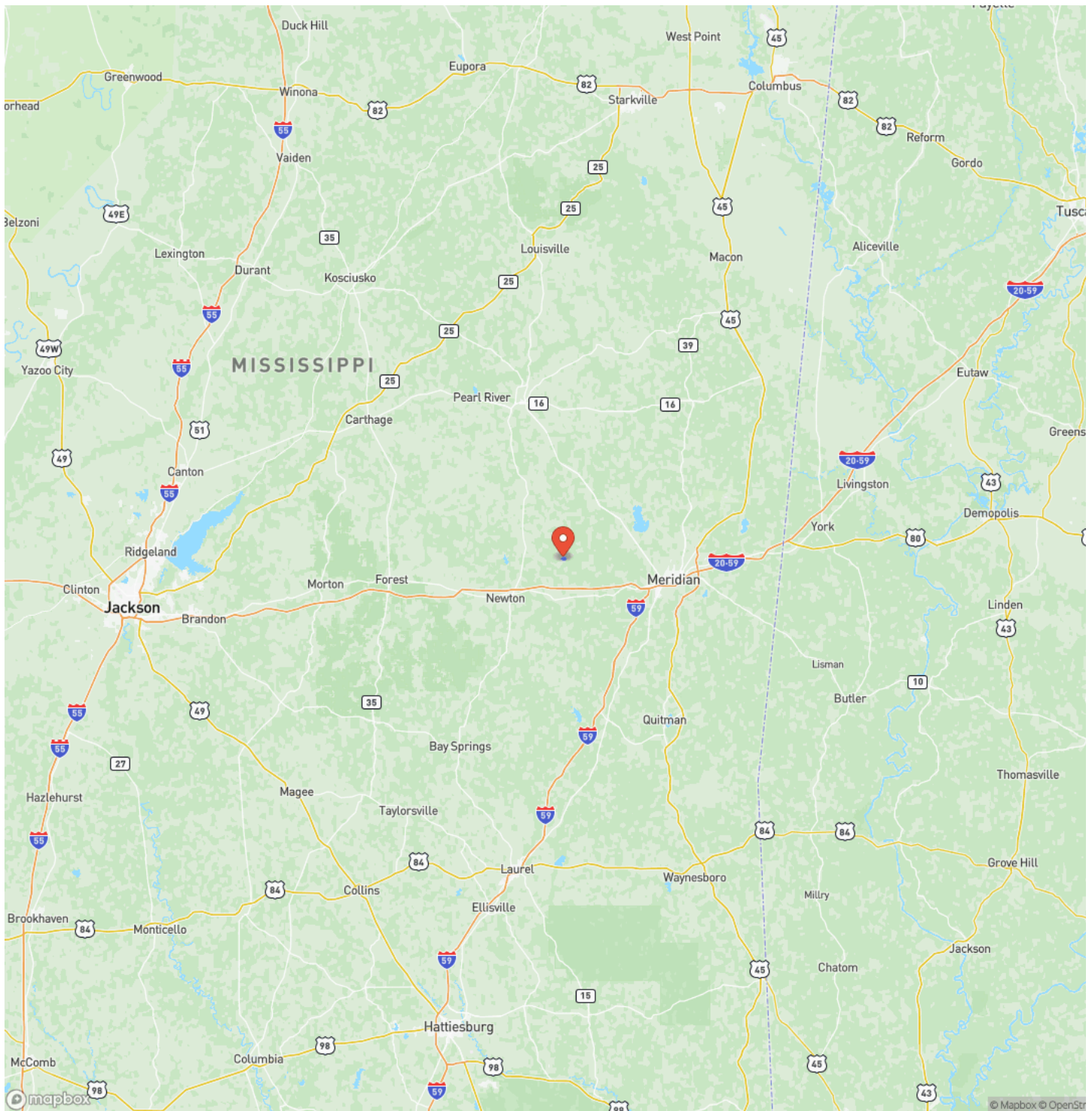


## Locator Map



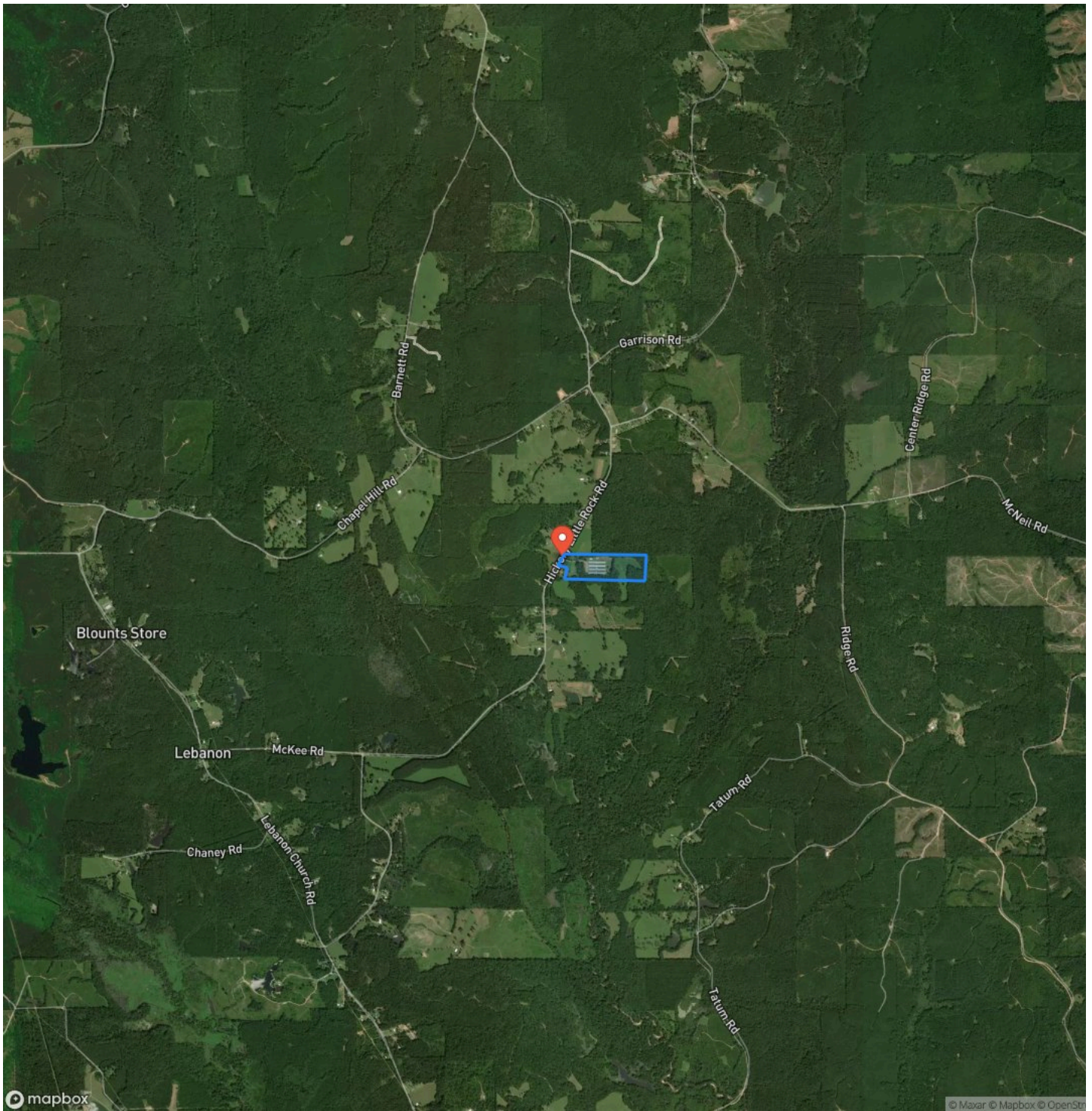


## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Will Waits

## Mobile

(769) 572-2267

## Office

(662) 495-1121

## Email

wwaits@mossyoakproperties.com

**Address**

108 Lone Wolf Dr.

## City / State / Zip

## NOTES

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## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.





## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties Bottomland Real Estate**

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

[MossyOakProperties.com](http://MossyOakProperties.com)

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