

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

**\$645,000**  
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**

\$645,000

**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 contracted as Premium 2 with Tyson Foods, growing 35-39 day birds.
- **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!

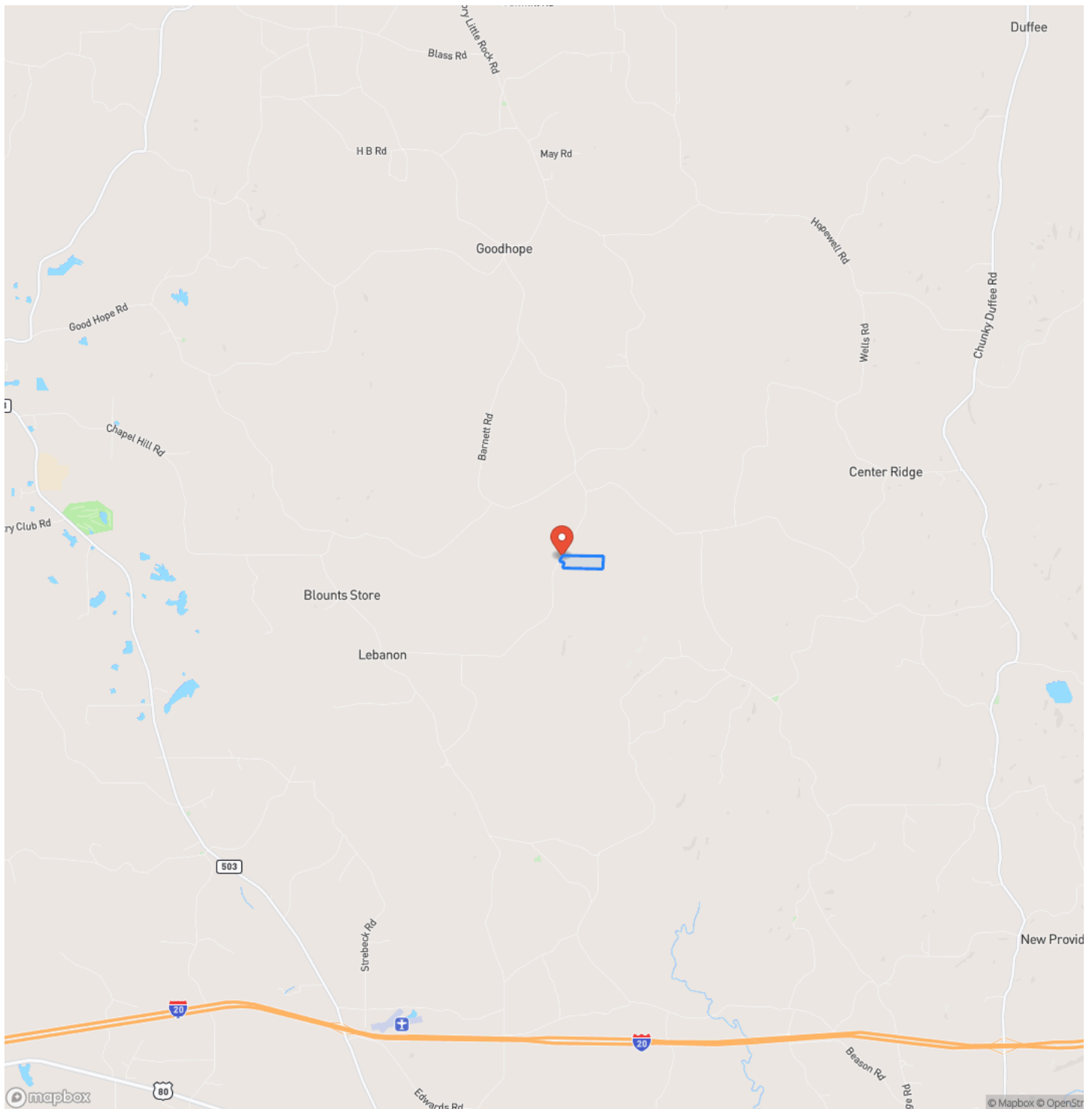


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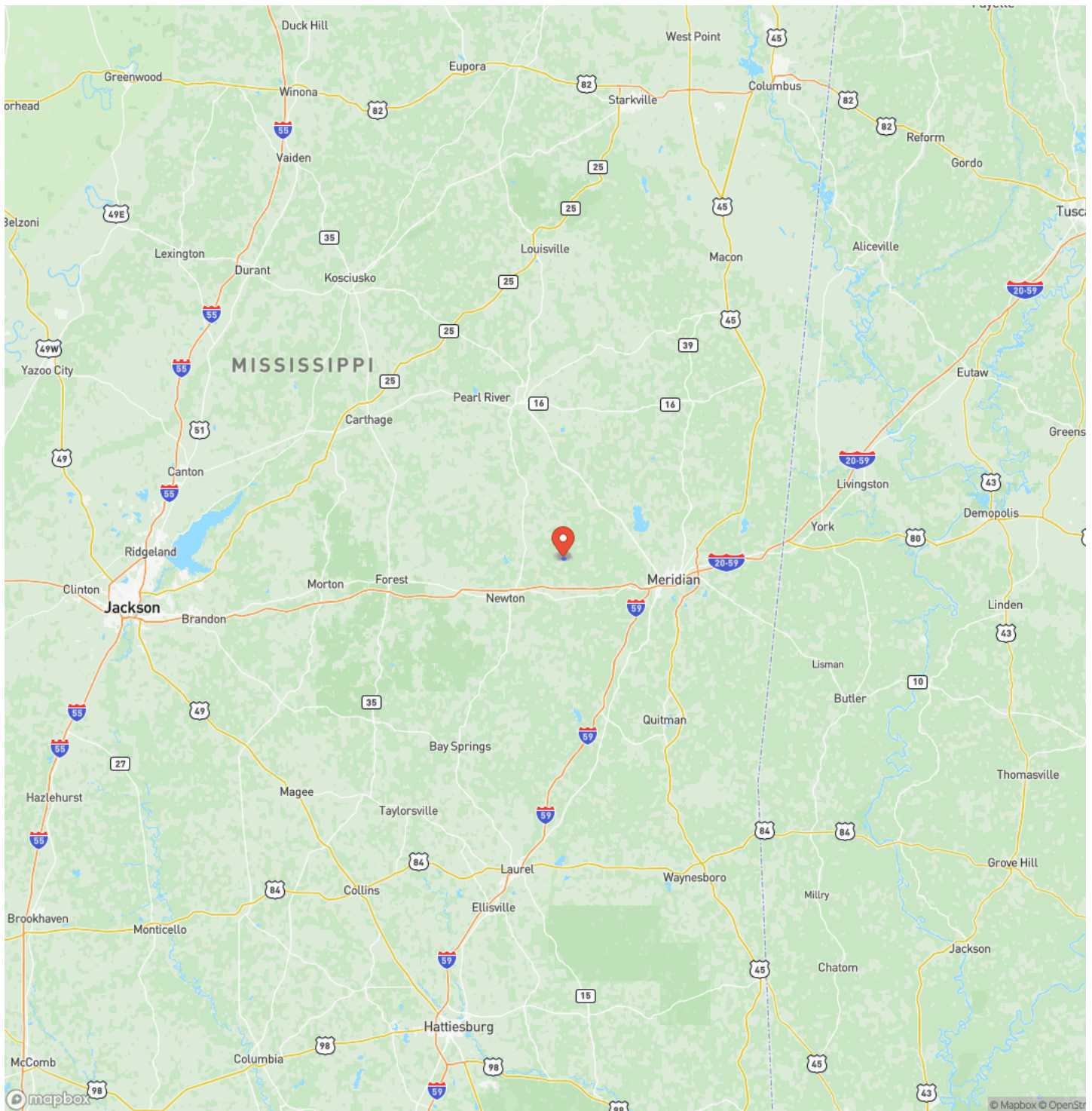


## Locator Map



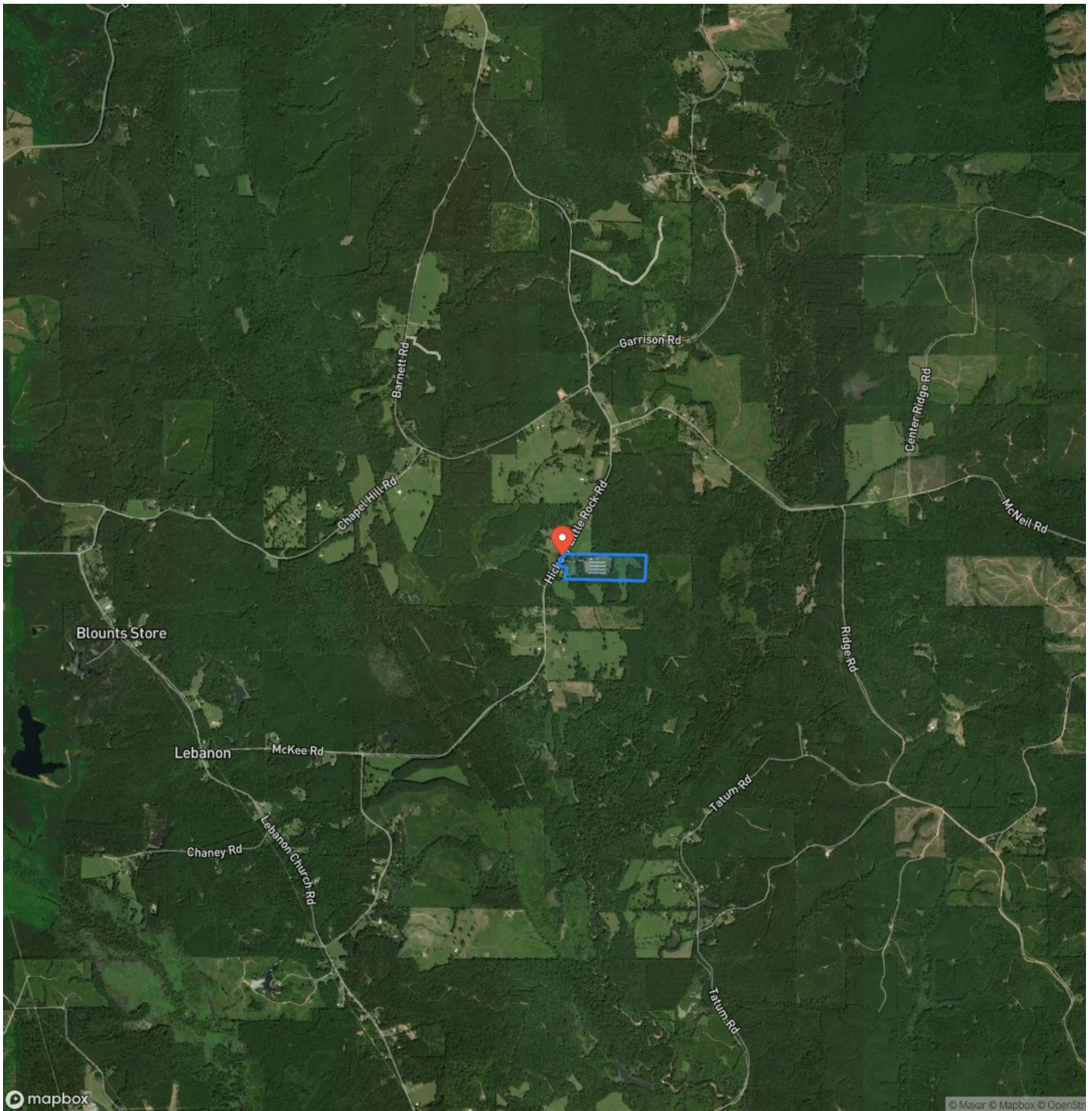


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter McCool

## Mobile

(662) 295-7447

## Office

(662) 495-1121

## Email

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### Address

108 Lone Wolf Drive

## City / State / Zip

## NOTES

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**MossyOakProperties.com**

## **DISCLAIMERS**

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**Mossy Oak Properties Bottomland Real Estate**

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