

MIDWEST LAND GROUP PRESENTS



50 ACRES
WOOD/RAINS COUNTY, TX

TBD County Road 1695, Alba, Texas, 75410



MIDWEST LAND GROUP IS HONORED TO PRESENT

IMMACULATE SANDERSON FARMS CONTRACT PULLET FARM

Located in the heart of Wood County, Texas sits this prime agricultural opportunity with these six state-of-the-art pullet houses, located on County Road 1695 right outside of Alba. These modern facilities are fully equipped with top-tier agricultural equipment, ensuring optimal performance and productivity.

Each pullet house features Valco feed bins and Valco feed scales, designed for precision and efficiency in feed management. Equipped with Rotem controllers, these houses offer advanced climate control systems to maintain ideal conditions for pullets. Plasson water equipment ensures reliable and efficient water supply to all houses, promoting healthy flock hydration. The property includes six 1,000-gallon propane tanks and

two 1,000-gallon diesel tanks, providing ample fuel storage for ongoing operations and emergency backup. Two 105 KW Taylor Power Systems diesel generators for backup electricity are on standby in the event of power loss.

This property comes with a valuable asset. A 10-year remaining contract with Sanderson Farms, which is assumable by the new owner, ensures a steady income stream. This exceptional property offers a turnkey solution for poultry farming with established infrastructure and a long-term contract. You will not find another pullet farm that has been as meticulously maintained as this one. Don't miss out on this rare investment opportunity.



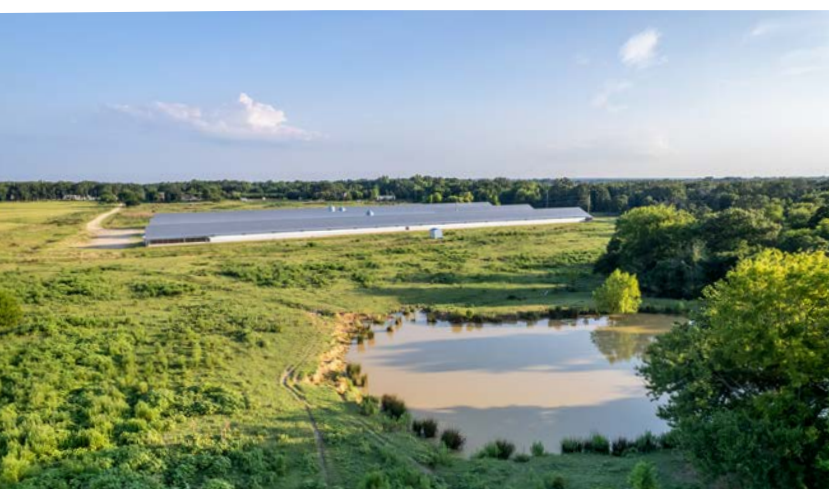
PROPERTY FEATURES

PRICE: **\$2,500,000** | COUNTY: **WOOD/RAINS** | STATE: **TEXAS** | ACRES: **50**

- 6 48'x550' Sanderson Farms contract pullet houses
- 3 water wells
- Community water backup
- 2 105 KW Taylor Power Systems backup generators
- 6 1,000-gallon propane tanks
- 2 1,000-gallon diesel tanks
- Plasson water equipment
- Valco feed bins
- Valco feed scales
- Rotem controllers
- Rotem alarm system
- Destructor incinerator
- Paved road access on CR 1695



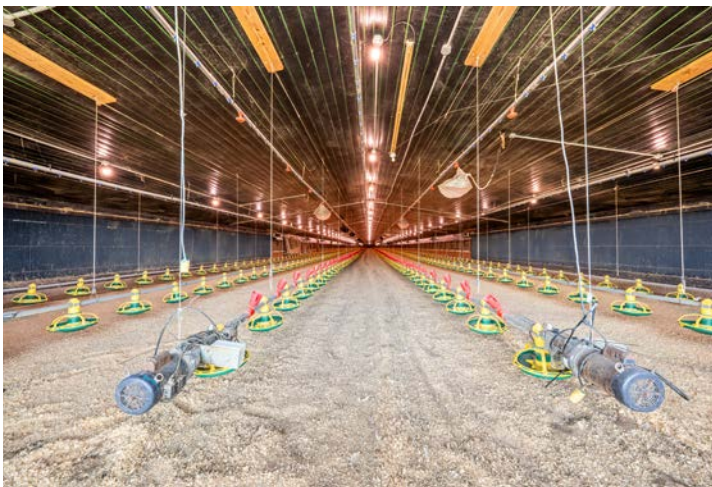
50 +/- ACRES



3 WATER WELLS



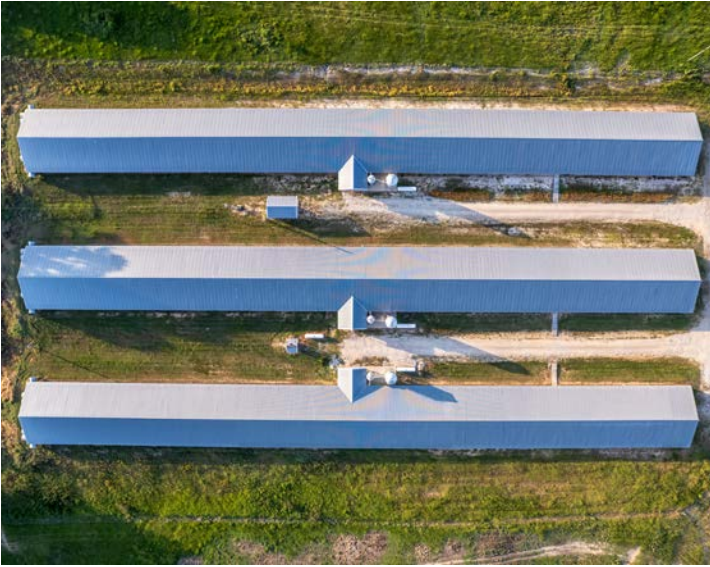
6 48'X550' PULLET HOUSES



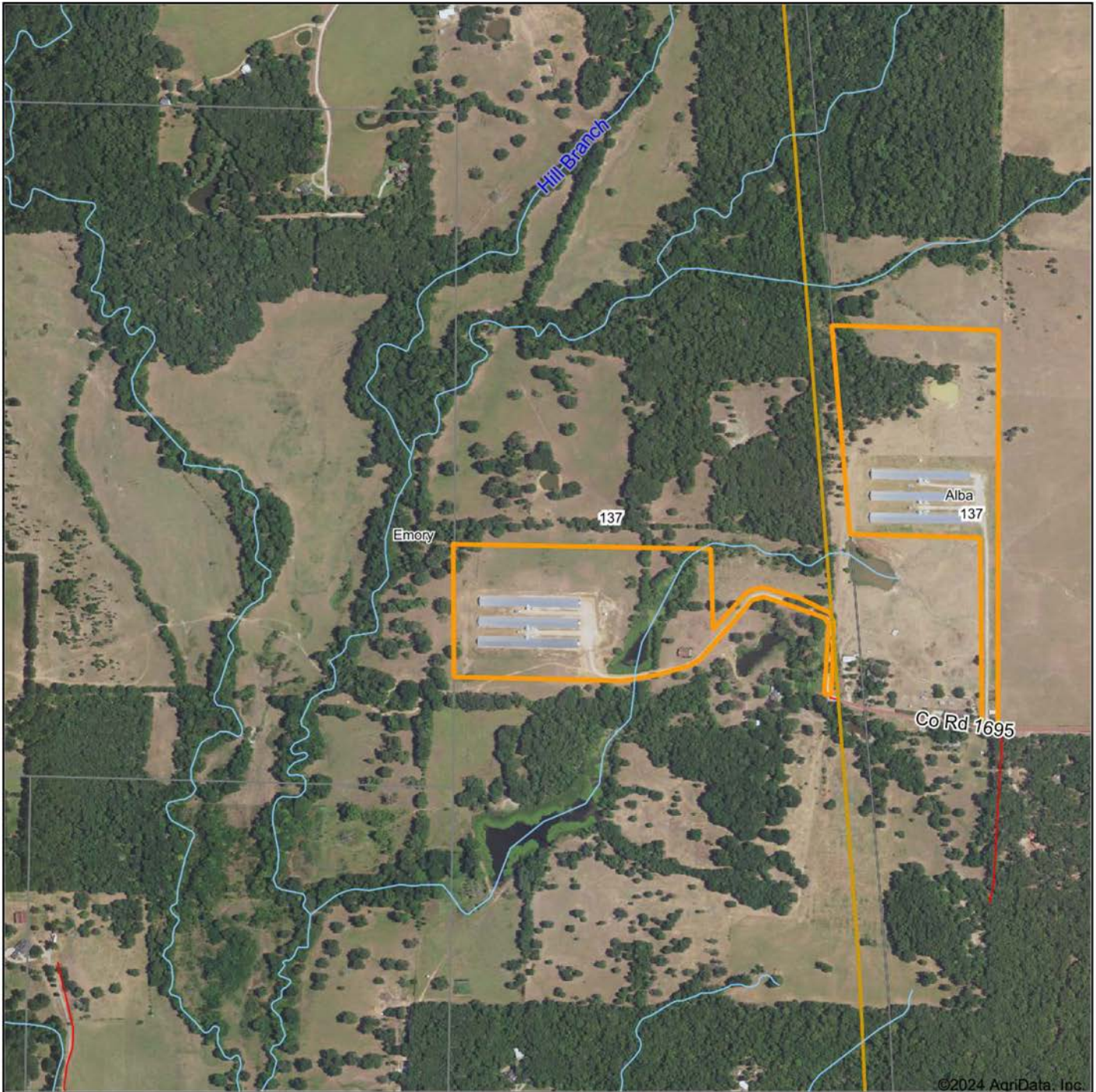
6 1,000-GALLON PROPANE TANKS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 32° 45' 24.61, -95° 38' 28.66

0ft 863ft 1726ft



Maps Provided By:



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Rains County
Texas



7/5/2024

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 382.6

Max: 418.7

Range: 36.1

Average: 402.0

Standard Deviation: 8.5 ft

0ft 525ft 1049ft

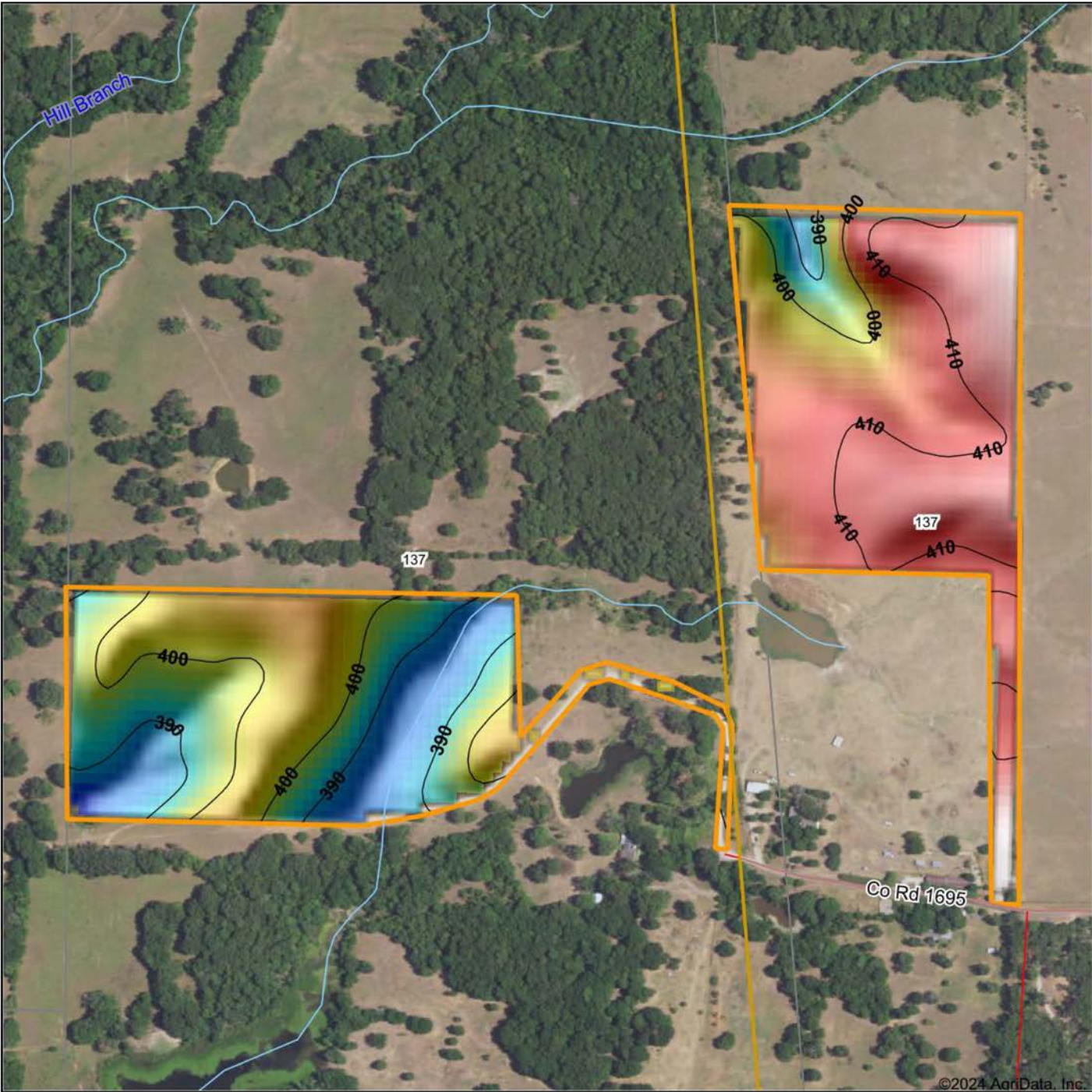


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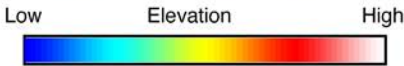
Rains County
Texas

Boundary Center: 32° 45' 24.61, -95° 38' 28.66

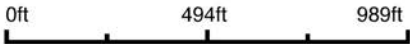
HILLSHADE MAP



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 Min: 382.6
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 Standard Deviation: 8.5 ft



7/5/2024

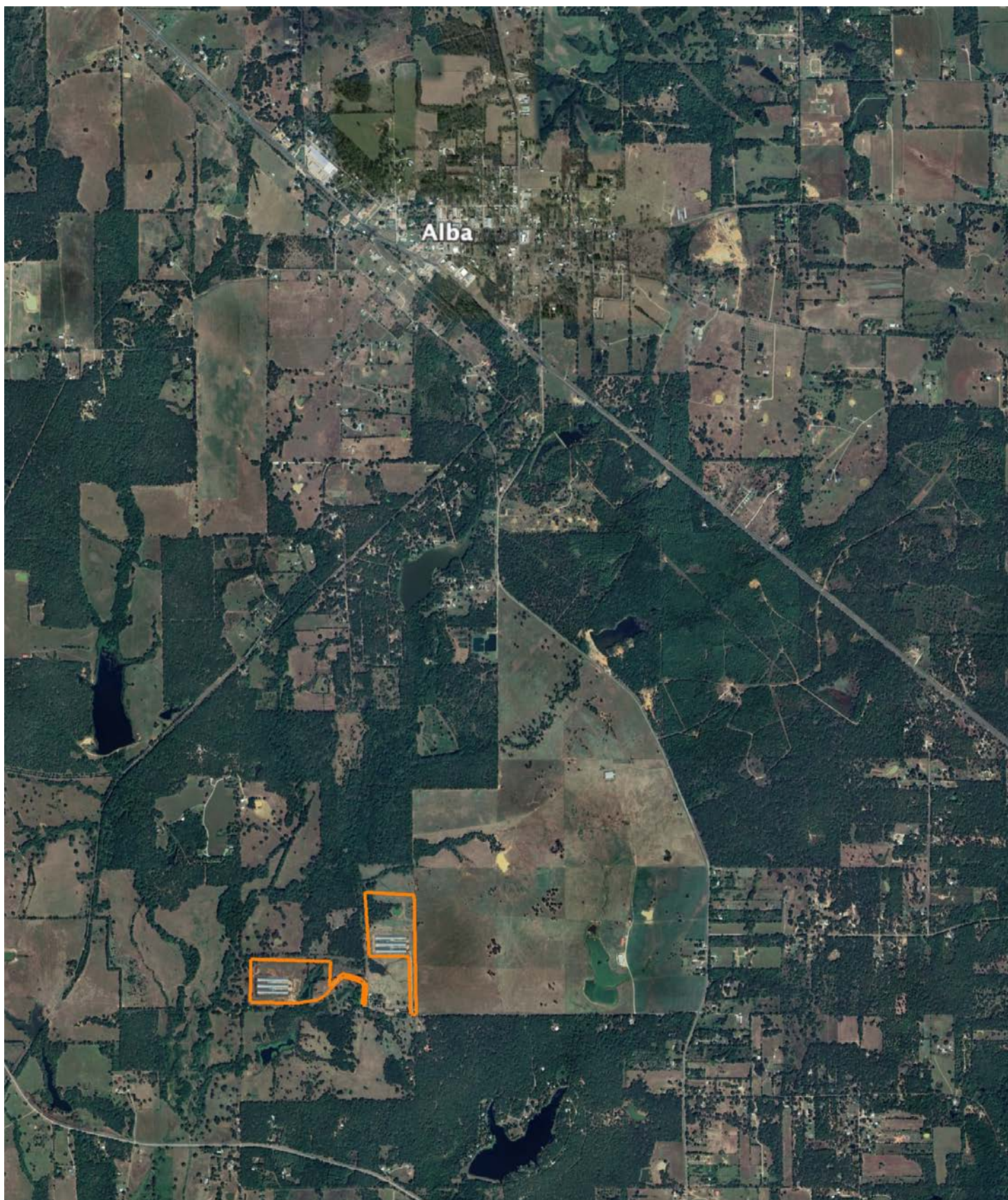
Rains County
 Texas

Boundary Center: 32° 45' 24.61, -95° 38' 28.66



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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OVERVIEW MAP



AGENT CONTACT

Jason Redding, a distinguished land broker with Midwest Land Group, brings a wealth of experience and a deep-rooted passion for the land to the real estate industry. Licensed in both Texas and Kansas, Jason specializes in serving East Texas, an area he knows intimately not only through his professional endeavors but also due to his personal connections to the land. Born in Tyler, Texas, and raised in Mineola, where he currently resides with his beloved family—Mindy, Cale, and Canyon—Jason’s journey in real estate began in 1999. His transition from the commercial sector to founding his own company in 2012 reflects his love for deal-making and his commitment to facilitating significant life transactions for his clients.

Jason’s connection to land is deeply personal, stemming from childhood hunting experiences with his father and managing a farm in Delphos, Kansas. His background in business management and marketing, coupled with extensive real estate experience, equips him with unique insights into maximizing land value and potential. Jason’s hobbies, including hunting and supporting his children’s sports endeavors, further solidify his bond with the land and community.

What sets Jason apart is his unwavering dedication to his clients and his ability to see the untapped potential in properties. His hands-on approach, persistence, and unparalleled follow-through ensure that every client receives exceptional service tailored to their needs. Jason’s expertise is not just in land sales but in creating a legacy of satisfied clients through respect, availability, and putting their interests first. Choosing Jason Redding as your land broker means partnering with a professional who not only understands the market but lives and breathes the very essence of what makes a property truly valuable.



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