



Discover a turnkey 6-house broiler farm situated on 38 acres in Pattison, MS, complete with a comfortable 3-bedroom, 2-bath home. Boasting a strong income history with over \$352,000 in average gross annual revenue, it operates under a long-term contract to grow 9 lb chickens for a national leading poultry company. Its six 'Grade A' broiler houses (four 40'x420' and two 44'x500') require no upgrades, having recently received new water filtration, tunnel curtains, and cables for all drinker and feeder lines. Further enhancing efficiency, the farm features four wells, two generators, Rotem Controllers with Communicator, direct spark brooders, vent machines, cool cells, Acme fans, and a litter/compost shed. The sale also includes a comprehensive tractor and equipment package, providing everything needed to operate the farm. The 38 acres, predominantly cropland, are versatile for pasture or row crops, and offer excellent deer and turkey hunting opportunities. Priced for a swift sale, this property promises significant income potential and strong cash flow for the new owner. Contact us today for additional information or to schedule a showing.

6390 McBride Road, Pattison, MS

31.765652, -90.812580 GPS



**6-House Broiler  
Farm**  
40± Acres  
MLS #144733

**\$1,350,000**



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