

# 5 Broiler House Farm on 36+/- Acres in Smith County, MS



10887 Hwy 18  
Morton, MS 39117

\$1,000,000

If you were looking for a turnkey business opportunity, look no further than this 36+/- acre 5 broiler house farm just off Hwy 18 in the White Oak Community of Smith County, Mississippi. This well-run farm, contracted to Tyson Foods, features Rotum "Platinum Plus" computer systems, Plasson drinkers, and Big Dutchman, feeders. With a capacity for over 147,000 birds, this farm is producing a 4.8-pound average and a 96% survival rate. This wonderful farm also features a 1996, 1,280 square foot mobile home that has been well maintained and is ready for new owners. Additionally, this property borders the Bienville National Forest on the north, providing exceptional recreational opportunities. See the attachment for details for each house.

Directions from the intersection of MS-13 and the MS-18 in Puckett, MS: travel east on MS-18 for 6.9 miles. The property will be on the right.

[Google Maps](#)



*Call me today!*

**CLIF CANNON, REALTOR®**  
Clif@TomSmithLand.com  
601.990.5070 office | 601.565.1070 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



*Call me today!*

**CLIF CANNON, REALTOR®**  
Clif@TomSmithLand.com  
601.990.5070 office | 601.565.1070 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



*Call me today!*

**CLIF CANNON, REALTOR®**  
Clif@TomSmithLand.com  
601.990.5070 **office** | 601.565.1070 **cell**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



*Call me today!*

**CLIF CANNON, REALTOR®**  
Clif@TomSmithLand.com  
601.990.5070 office | 601.565.1070 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Aerial Map



## [Interactive Map](#)

*Call me today!*

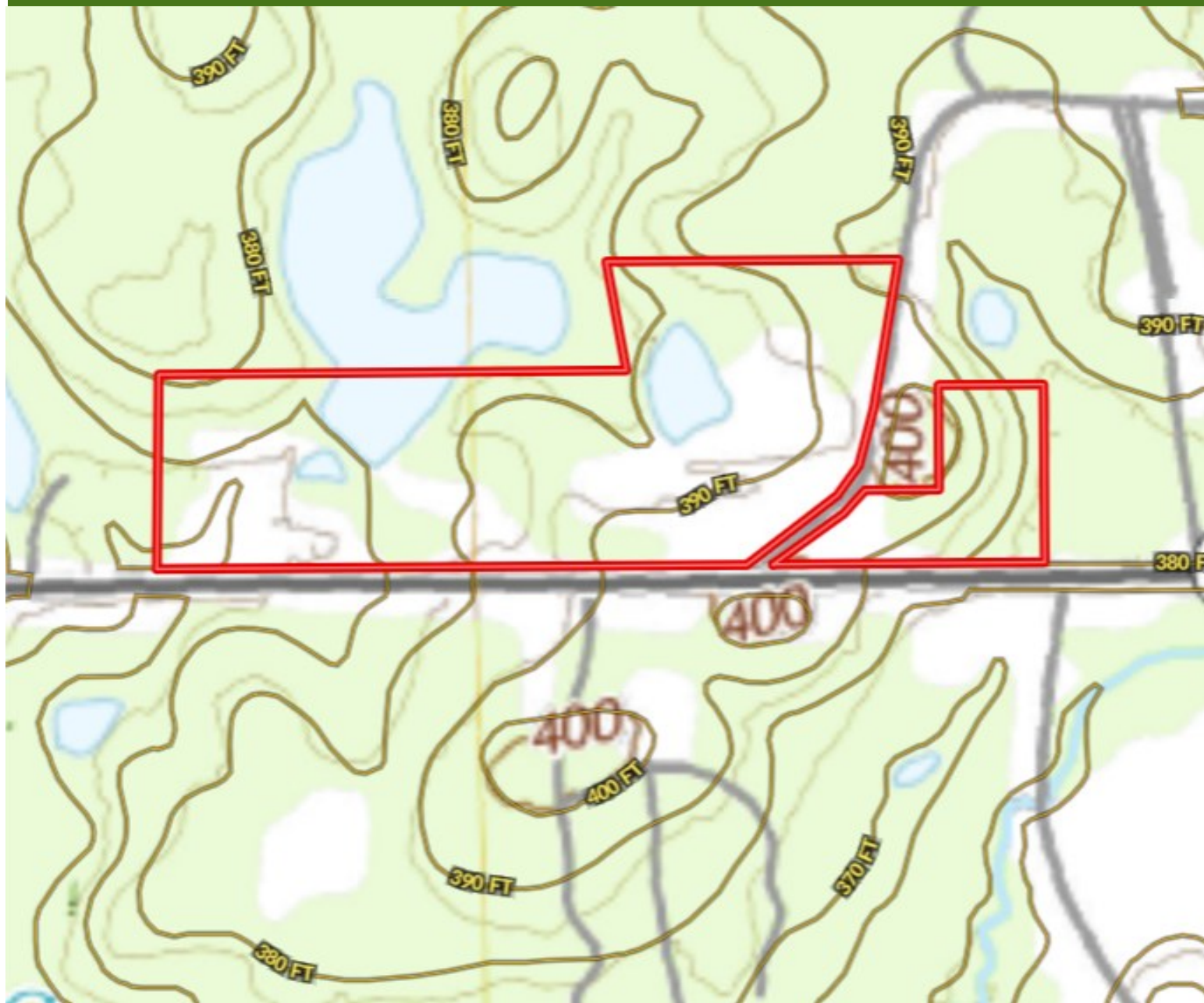
**CLIF CANNON, REALTOR®**  
Clif@TomSmithLand.com  
601.990.5070 office | 601.565.1070 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Topographic Map



*Call me today!*

**CLIF CANNON, REALTOR®**  
Clif@TomSmithLand.com  
601.990.5070 office | 601.565.1070 cell

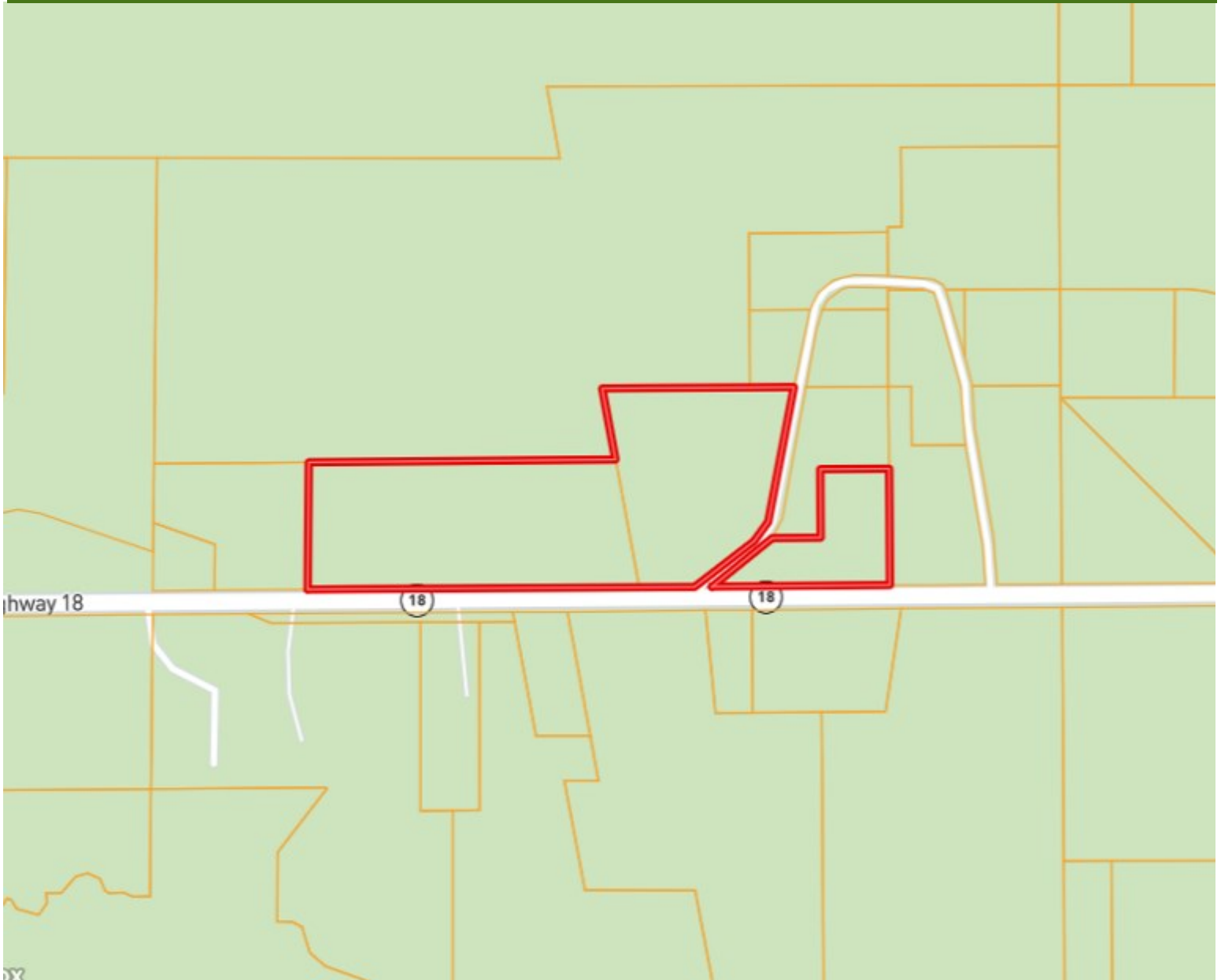


Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Ownership Map



*Call me today!*

**CLIF CANNON**, REALTOR®  
Clif@TomSmithLand.com  
601.990.5070 **office** | 601.565.1070 **cell**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Flood Map



*Call me today!*

**CLIF CANNON**, REALTOR®  
Clif@TomSmithLand.com  
601.990.5070 office | 601.565.1070 cell

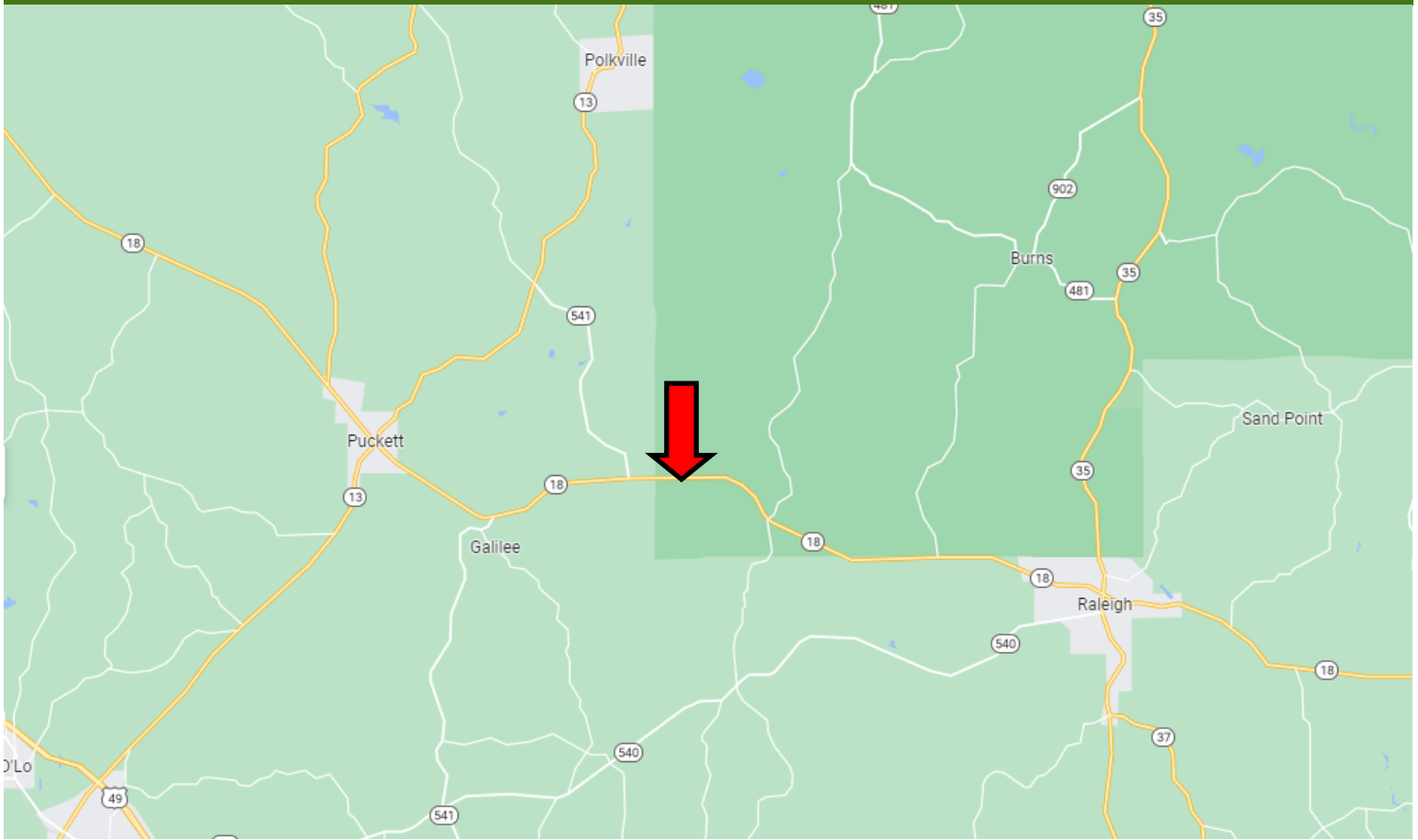


**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Directional Map



## [Google Maps](#)

Directions from the intersection of MS-13 and the MS-18 in Puckett, MS: travel east on MS-18 for 6.9 miles. The property will be on the right.

10887 Hwy 18  
Morton, MS 39117

*Call me today!*

**CLIF CANNON, REALTOR®**  
Clif@TomSmithLand.com  
601.990.5070 office | 601.565.1070 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.