



This 4-house poultry breeder farm on 26 acres in Carthage, MS offers a fantastic opportunity for anyone looking to enter the poultry industry or expand their current operation. Located in the heart of Leake County—Mississippi's poultry hub—the farm is under contract with a nationally recognized company to supply eggs for their hatchery, generating a strong gross income of \$341,397 in 2024, with a recent pay increase expected to boost that to over \$360,000 in 2025. The four breeder houses, built in 2003 and 2005, measure 40' x 520' and sit on gently rolling land with excellent drainage and no standing water issues. They're fully equipped with cool cells, two water wells, two generators, Big Dutchman rooster feeders, Pax Hen feeders, and new exterior curtains. While the farm could benefit from a few upgrades, the infrastructure is solid and the income potential is impressive, making this a smart, income-producing investment for the right buyer.

Freeny Road, Carthage, MS

32.689651, -89.472929 GPS



\$685,000

4-House Breeder
Farm
26± Acres
MLS #144552



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