



POULTRYSOUTH.COM

FOR SALE

S&N ENTERPRISES

**1208 HIGH LEVEL ROAD
PINETOPS, NC 27864**

\$2,250,000

S & N Broiler Farm is an eight-house broiler farm located in Edgecombe County, North Carolina, just outside the town of Pinetops. Houses 1&2 are 40' x 500' built in 1984, houses 3&4 are 40'x500" and were built in 1998. Houses 5-8 are 46'x600' and were built in 2018. Situated on approximately 48+/- acres. The farm includes a 3-bedroom, 2-bathroom brick home built in 1975.

The farm currently grows for Perdue Farms, producing a 6.5-pound bird on a 42- to 44-day grow-out. The farm averages five flocks per year. Historically, the operation has generated approximately \$649,000 in annual gross income.

Farm Features:

- Four 40' x 500' broiler houses
- Four 46'x600" broiler houses
- Choretronics 2 controllers in all 8 houses, installed in 2019
- Chore-Time Konavi feed lines and Grower Select
- Val-Co drinker lines
- Houses 1-4 Hired Hand Box Heaters
- Houses 5-8 2019 Brooder Heaters
- Houses 1-4 have Nine - Aerotech 48" & 57" tunnel fans (2014)
- Houses 5-8 have Thirteen - WM Grower Select tunnel fans (2019)
- Forced Air Grinder Composter System for mortality
- LP Gas Heat
- Ten Wells
- Multiple Stage Water Treatment System for all eight houses (2026)
- Bi-Fold front and rear doors
- 40X200 Stacking Shed
- 40X160 Shavings dry stack shed w/ Equipment Storage
- Two backup generators

This farm is a bio secure area. No visitors are allowed on the farm without a listing agent present. We reserve the right to approve or disapprove all forms of prequalification for any reason. All farm visit approvals are subject to PoultrySouth's Standard Operating Procedures. PoultrySouth.com is a marketing platform. All sales are handled through Southeastern Land Group. PoultrySouth, Southeastern Land Group and/or Seller may require proof of funds in a greater amount than a lender will require.

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