

## Chicken Farm



1794 LCR/ PR 752, Groesbeck, Texas 76642

Wingate by Wyndham Houston/ willowbrook for Sale  
9050 Mills Rd, Houston, Texas 77070



**BRAND FAMILY**



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- **Exceptional Investment Opportunity in Poultry Farming**  
Alpha Realtors proudly presents an exclusive investment opportunity: a state-of-the-art chicken farm located at **1794 LCR/PR 5752, Groesbeck, TX 76642**, in Limestone County.
- Chicken farming is a thriving and profitable industry, offering stable returns and long-term growth potential. This farm is a proud partner of Wayne-Sanderson Farms, one of the largest and most trusted names in the poultry business.
- **Invest in Poultry Farming?**  
For many, poultry farming isn't just a business—it's a legacy. It's about producing high-quality products for consumers while fostering sustainable growth. This farm offers the perfect opportunity to carry on the proud tradition of poultry farming while reaping substantial financial rewards.
- **About Wayne-Sanderson Farms**  
Wayne Farms merged with Sanderson Farms in July 2022 to form Wayne-Sanderson Farms, a powerhouse in the chicken production industry. Sanderson Farms has a 75-year history of excellence and was acquired by global food corporation Cargill and Continental Grain Co. for \$4.5 billion in 2021. This strategic merger created a privately-held poultry production giant with renowned brands like Sanderson Farms, Buffaloes, Crispy Flyers, Naked Truth, Covington Farms, Fly's n Saucers, Warner Farms, Platinum Harvest, and Chef's Craft.



- **Farm Highlights**

The current owner, Giuse Farm, partnered with Wayne Farms in 2019, investing nearly \$1.5 million in upgrades to the facility. These enhancements have positioned the farm for high productivity and profitability. The farm's **gross receipts for 2022 reached \$1,192,346**, and for 2023, they totaled **\$1,183,534.36**, showcasing stable income potential.

- **Versatile Investment Potential**

This property offers unparalleled flexibility for investors. Whether you're looking to streamline operations, enhance profitability, or expand production, the opportunities are endless. By leveraging operational efficiencies and strategic cost management, investors can maximize returns and position the farm for long-term success

- **Secure Long-Term Success:** Leverage the farm's partnership with an industry leader like Wayne-Sanderson Farms. Poultry farming is not just about profits—it's about producing high-quality products for consumers, building a legacy of hard work, and creating a generational business that stands the test of time.

- **Convenient Location and Endless Potential**

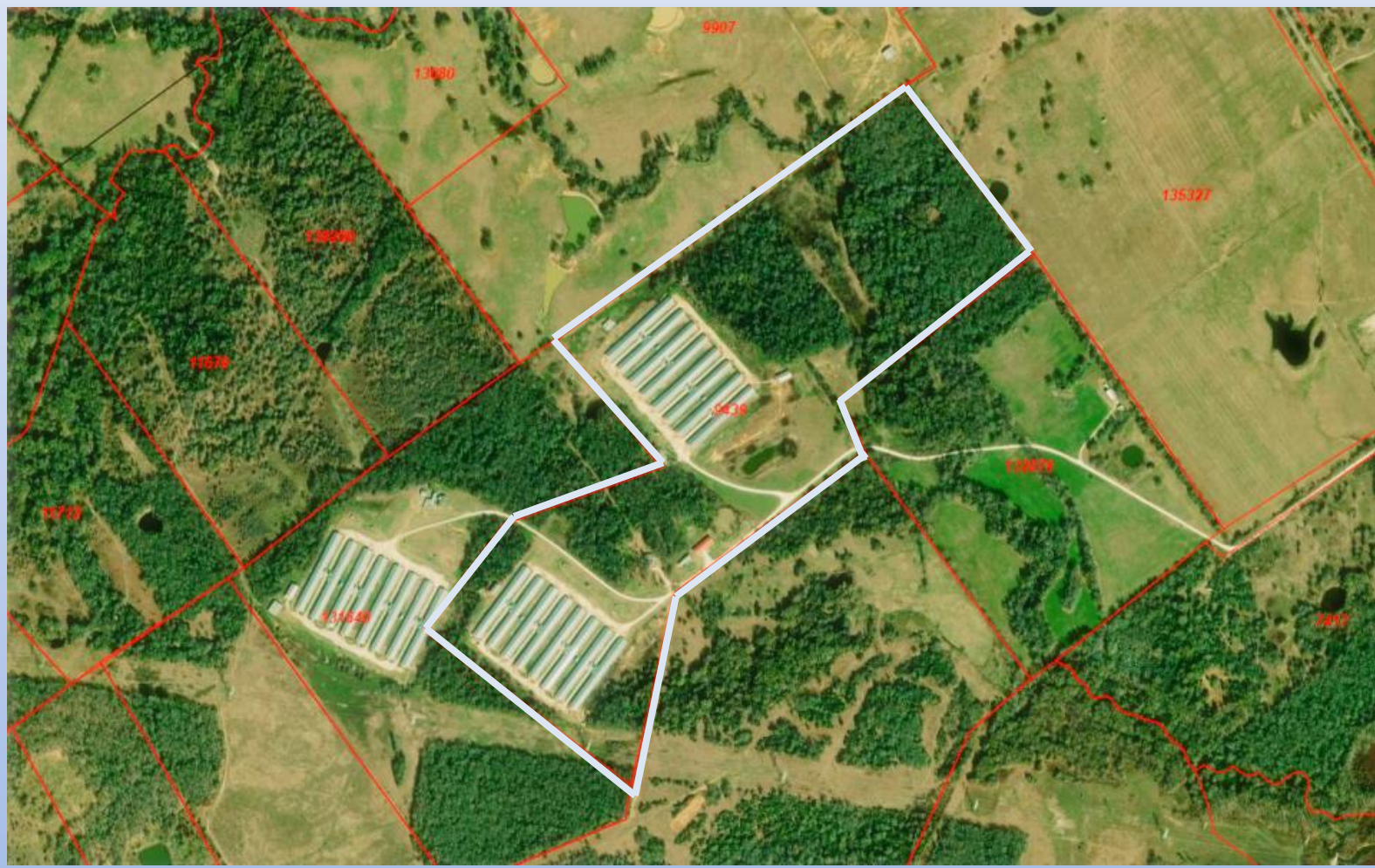
Strategically located for efficiency and growth, this farm represents a rare opportunity for both experienced operators and new investors. Whether you're expanding your portfolio or pursuing a passion for agriculture, this is your chance to own a piece of a growing industry.





**Chicken Farm**

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**Property Overview:**

<b>Address</b>	<b>794 LCR/ PR 5752, Groesback, Texas 776642</b>
<b>Business</b>	<b>Chicken Farm</b>
<b>Broiler Chickens Growth</b>	<b>9 Weeks</b>
<b>Contract with Wayne Sanders</b>	<b>6 Years</b>
<b>Year Built</b>	<b>2007</b>
<b>Full Upgraded</b>	<b>2019</b>
<b>Lot Size</b>	<b>Approx. 119.81 A.C</b>

**I/ Chicken House Properties**

<b>Broiler Houses</b>	<b>16</b>
<b>B. H. Dimention</b>	<b>46 feet X 500 feet</b>
<b>Water Wells</b>	<b>8</b>
<b>Water Storage Tank (500 gal.</b>	<b>2</b>
<b>Generators</b>	<b>8</b>
<b>Tractors</b>	<b>3</b>
<b>Pulvirizers</b>	<b>2</b>
<b>Windrow Machine</b>	<b>1</b>
<b>Level Machine</b>	<b>2</b>
<b>Zero Turn Mower</b>	<b>2</b>
<b>Vehicles for Farm</b>	<b>5</b>
<b>Poultry House Blower</b>	<b>1</b>

**II/ Property for Living/ Working**

<b>Residence House</b>	<b>1</b>
<b>Year Built</b>	<b>2019</b>
<b>Square Feet</b>	<b>2,500</b>
<b>Story</b>	<b>1</b>
<b>Bedroom</b>	<b>5</b>
<b>Bathroom</b>	<b>3</b>
<b>Attached Garage</b>	<b>2</b>
<b>Mobile Homes</b>	<b>3</b>





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### Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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