

FOR SALE CHICKEN FARM

306 BRADSHAW LN, GARRISON, TX 75946

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Executive Summary

- Highest & best use for combination of rural residential & agricultural development to include a contract broiler operation.
- Perfect opportunity for retiree wanting to make additional incomes.
- Opportunities to be your own boss with flexible work hours.
- Pilgrim provides training with necessary knowledge to help you succeed.



Pricing

- **SALES PRICE: \$1,000,000**
- **4 CHICKEN HOUSE**
- **2426SF RESIDENCE/HOME**
- **EMPLOYEE SHED: 2BD & 1BTH**
- **EQUIPMENT & WORKSHOP SHED**
- **INCOME UPON REQUEST**



Financing Assumption

- LOAN AMOUNT: \$800,000
- DOWN PAYMENT: \$200,000
- TERM: 5 YEARS
- AMORTIZATION TERM: 15 YEARS
- ASSUMING INTEREST RATE: 5.5%

* Rates based on Market & Credit Score

* Please consult a banker

MONTHLY PAYMENT: \$6,536.67

YEARLY PAYMENT: \$78,440.00

Business Description

BRANDS

- For over six decades, Pilgrim's has worked with family farms to produce healthy, high-quality food products that go into some of the world's finest recipes. The Pilgrim's brand is our flagship consumer brand in which we have multiple products through fresh chicken, fully cooked, ready to cook and individually frozen chicken.

LOCATIONS

- We are proud to offer a diverse portfolio to consumers, partners and customers across the globe that meet their diverse needs.

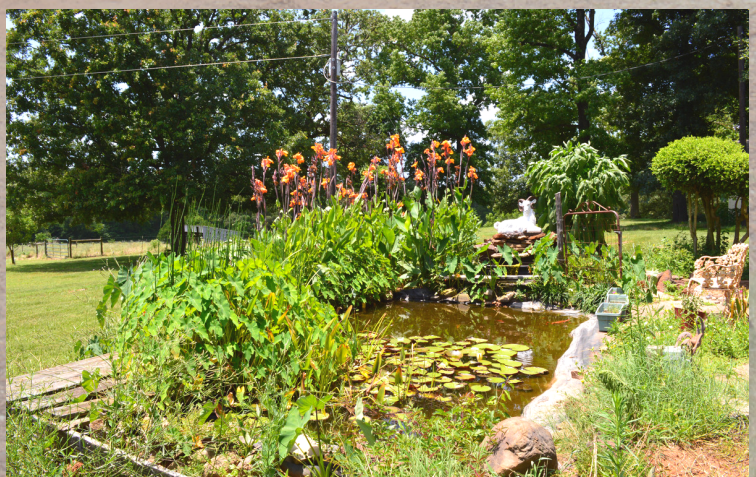
SUSTAINABILITY

- Meeting the needs of today, while improving the ability of the next generation to responsibly meet their needs in the future.



Poultry House Description

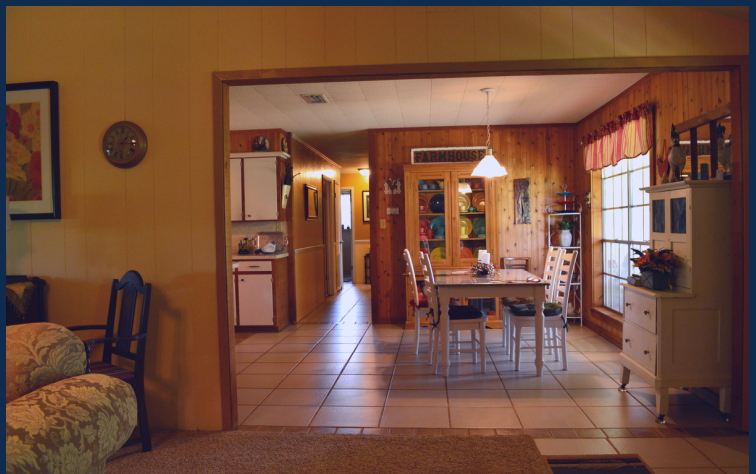
- Total capacity..... 100,800
- 4 House, Steel Truss
- 1 House 16,200 sqft..... 21,900 Bird capacity
- 2-4 House 21,500 sqft..... 26,300 Bird capacity
- Pan Feeders, Nipple Drinkers
- Automatic Curtains, Medicators, Brooders
- Tunnel Ventilation



306 BRADSHAW LN

Property Description

- Zone: AC
- Water: City & 2 Wells
- Electrical, Natural Gas
- Flood Zone: No
- Access: County Road
- 43.2 acres
- Single family home
2,426 SF
- 4 bedroom 2 baths
- Farm equipments



306 BRADSHAW LN

Additional House Description

- **Large Shop Workshop Building: 1,476 sqft**
- **Employee Area: 910SF, 2 Bedroom, 1 Bath**
- **Attached Equipment Shed: 1,411 sqft**
- **Equipment Shed: 2,400 sqft**



306 BRADSHAW LN

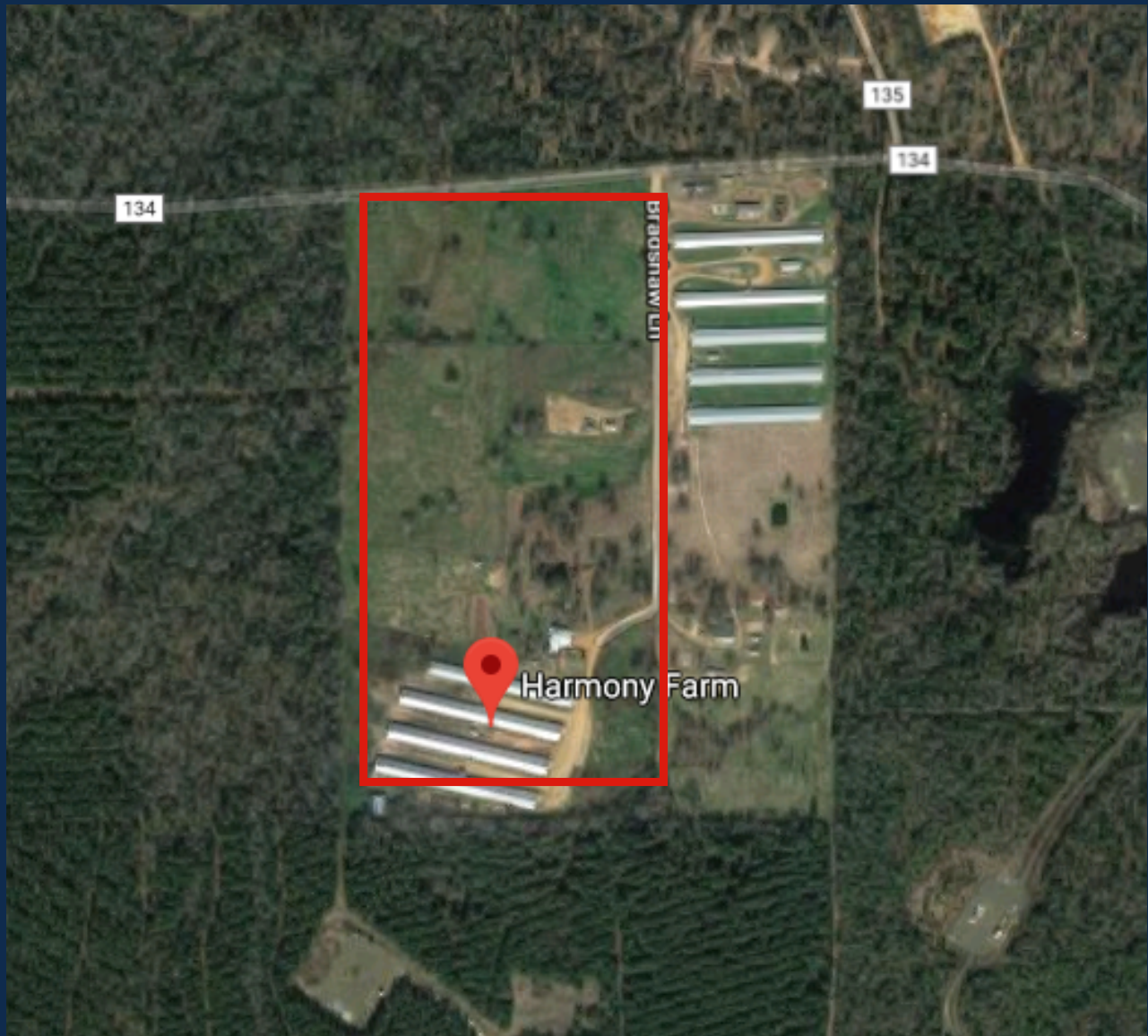
About Pilgrim Farm

- We highly value our relationships with our family farm partners, because their success on the farm helps make possible the excellent Pilgrim's poultry products our customers expect and demand.
- Pilgrim's technicians work with each family farm partner, regularly visiting individual farms and remaining on call 24-hours a day, seven days a week, to provide assistance and ensure adherence to our animal welfare standards.
- Pilgrim's contracts with approximately over 4,000 family farmers in the U.S. and Mexico to grow our chickens. We provide the birds, feed, and technical and veterinary services, while growers provide the labor, housing, litter, utilities and, most important, the knowledge and expertise that's essential to maintaining the Pilgrim's standard of excellence.
- Important to the rural areas in which we operate, poultry production helps maintain the family farm. Our contract growers are committed to being leaders in environmental stewardship, pledged to maintain and improve the quality of life where they live and work.

Area Maps

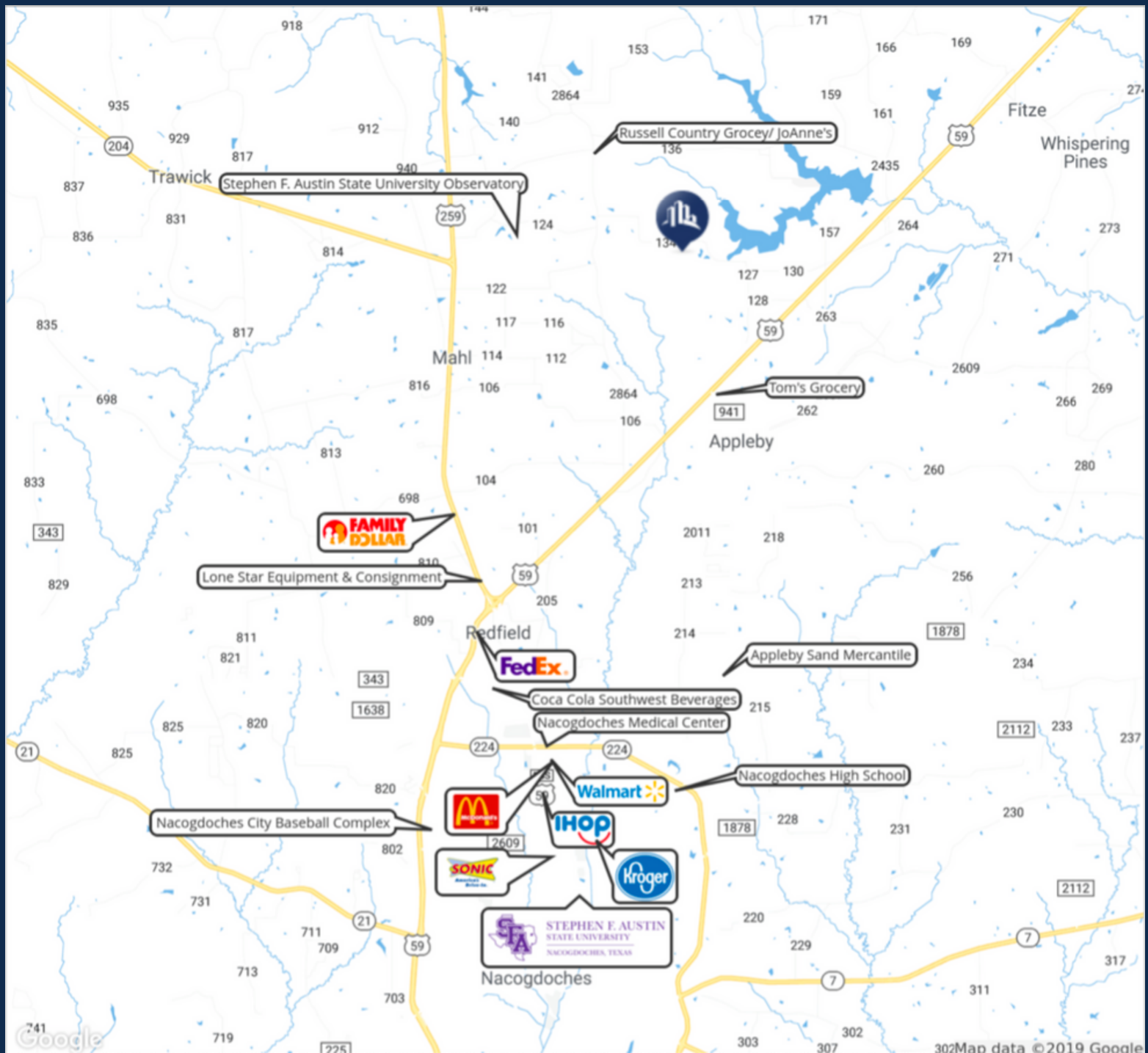


Location Maps



The subject is located in a typical rural environment, North of the city of Nachodoches, Texas. The area is a combination of residential and agricultural concerns. The area offers both a wide range of property uses as well as a wide range of property values with no adverse effect.

Retails Area Map





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LT COMMERCIAL GROUP

Our Services

- ✓ **SEARCH FOR AVAILABLE FARMS**
- ✓ **FIND YOU LAND TO BUILD A FARM**
- ✓ **HELP YOU WITH YOUR FINANCES**
- ✓ **HELP YOU WITH CLOSING THE DEAL**

Sperry Commercial Global Affiliates

We're growing fast (already 45+ locations)! With a team of talented Agents and Affiliate offices across the nation and beyond, Sperry Commercial Global Affiliates is capable of handling your commercial real estate needs wherever they may take you.

LT Commercial Group - Austin

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DISCLAIMER

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Information About Brokerage Services



Information About Brokerage Services

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

11-2-2015



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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Designated Broker of Firm	License No.	Email	Phone
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Tram H Le	650951	lezie@ltcommercialgroup.com	512-490-6666
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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