



Property boundaries are approximate

16554 BROCKS GAP RD, FULKS RUN, ROCKINGHAM

ACTIVE

Rare opportunity to purchase an active poultry operation on 20+ acres with a gorgeous pond and charming cabin. Poultry Operation: (2) 50'x800' Poultry broiler houses. 20.346 acres. Original portion of the house was built in 1985 and the addition on each house was added in 2010. Steel truss ceilings, Lubing and Valco waterers, Chore-time feeders, C2 Feed pan, quad radiant heaters, UV light water treatment, Bin-Trac feed bin weight scales, Chore-Tronics two computers, (4) 48" exhaust fans & (11) 52" tunnel fans and vents, tunneled and cool cells. The units are raising 6.5 to 7.5 Lb. birds. 4,000 square foot open front litter shed which was built in 2010. A 3,000 square foot open front equipment/litter shed. 3 new 100 gallon pressure tanks installed December 2023. A 100 KW auto start diesel generator. Net Operating Income Potential of \$150,000. Gorgeous Pond and Rustic Cabin - stream fed, diving boards, water slide, fishing. A 400 square foot log veneer cabin/shed consisting of typical frame construction being located on a concrete slab foundation. The cabin is further improved by a 375 square foot open sided canopy off the front with a concrete floor. SHOWN BY APPOINTMENT ONLY

MORE DETAILS

Address:

16554 BROCKS GAP RD
FULKS RUN, VA 22830

Acreage: 20.4 acres

County: Rockingham

GPS Location:

38.718577 x -78.918292

PRICE: \$1,450,000