

# 467176 HWY 51

Stilwell, Ok 74960



**List Price:** \$975,000

**MLS#:** 1270073

**Beds:** 0

**Garage:** 0

**Type:** Land

**County:** Adair

**School:** Peavine

## Description

Investment Opportunity: Fully Operational Turkey Farm with Additional Income Potential. This fully operational turkey farm presents an excellent chance to generate substantial income with minimal hassle. This farm features two state-of-the-art 66X700 Cargill farm facilities equipped to house hens. With a pay-per-bird arrangement and an Evergreen contract in place, you can expect consistent revenue flow without worrying about contract terminations unless there are production issues. Gross income ranges from \$250,000 to \$300,000 annually, providing a stable and attractive return on investment. The property boasts a water well tapping into the Roubidoux Aquifer, ensuring a reliable water source for your operations. The farm includes a spacious 70X32 shop, which could be converted into an apartment or utilized for various purposes, enhancing the property's versatility. With a 20,000-gallon backup water supply in place, you can rest assured knowing that your operations will continue smooth

## Property Details

Lot Size	18.00 Acres
Fencing	Fenced,Other,SeeRemarks
Listed By	Keller Williams Market Pro Realty - OK