



The Stone Poultry Farm,

Price: \$4,799,000.00

The Stone Poultry Farm, ERIN

A lucrative Income producing opportunity just minutes south of Erin's Main Street.

A well maintained, 25-acre property with a 5-bedroom, 3-bathroom residence and a triple car garage. Recently updated modern kitchen with granite countertops and large breakfast bar. Sun filled main floor with well sized bedrooms with a wraparound veranda to view the perennial garden and front pond. The property is made up of an old growth hardwood forest to the west with its walking trails towards the large spring fed pond which has been stocked with trout.

Towards the barns there is the beginning of a hazel nut orchard and two large implement sheds (100ft x 30ft & 80ft x 30ft) providing ample storage for farm equipment.

There are two fully operating, 18,000 sq ft insulated, poultry barns. A total square footage of 36,000 sq. ft. Barns are complimented by two 15-ton grain Silos and a new high-capacity back-up generator.

The entire property has ample parking for vehicles.

The current monthly residence rental is \$3000+ with increased planned.

The poultry barns are currently operating under contract - producing a monthly rental of \$13,000.

Total current yearly rental income is just shy of \$200,000.

An Ideal Investment Property!

Presented by

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Bathrooms : 3

Bedrooms : 5