

# \$3,750,000 - 4894 Us Hwy 80 N Highway, Nixon

MLS® #4164699

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## \$3,750,000

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 201.90 Acres

M Arriola Tyson 3 Survey, Nixon, TX

Rare find! 10 fully operational broiler houses with complete retrofit in 2014. The poultry farm sits on just over 200 acres with three tenant houses, equipment barn, litter shed, composter, two water wells in the Queen City aquifer, and working cattle pens. Each house is 40 X 500 built from 1993-2005 that are tunnel ventilated. The houses have auto start generators, solid walls, and cool cells. The farm is well maintained. Come take a look at this money maker! NO TRESPASSING! SHOWN BY APPOINTMENT ONLY!



## Essential Information

ListingFeed	abor_vow
MLS® #	4164699
List Price	\$3,750,000
Sale Price	\$3,600,000
Sale Date	May 31st, 2024
Bathrooms	0.00
Acres	201.90
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

## Community Information

Address	4894 Us Hwy 80 N Highway
Subdivision	M Arriola Tyson 3 Survey
City	Nixon
County	Gonzales

State	TX
Zip Code	78140

### **Amenities**

Utilities	Electricity Connected, Propane, Sewer Connected
View	Pond, Pasture
Waterfront	Pond
Has Pool	Yes

### **Exterior**

Lot Description	Agricultural, Farm
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### **School Information**

District	Nixon-Smilely Cons ISD
Elementary	Nixon-Smilely
Middle	Nixon-Smilely
High	Nixon-Smilely