

FOR SALE

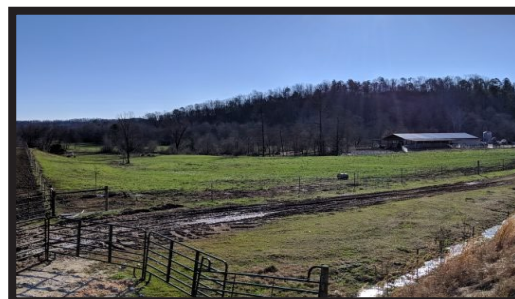
HAPPY HEN RANCH

Breeder Hen and Cattle Farm in Calhoun County
85 VERBON GEORGE ROAD, WELLINGTON, AL



POULTRYSOUTH.COM

\$1,299,000



Happy Hen Ranch is a two house breeder hen farm on 94+/- Acres in Northern Calhoun County. This farm is a diversified operation and can have income streams from poultry, cattle, and hay.

Happy Hen Ranch grows for Koch Foods' Ashland Complex. The poultry houses are 40x400 and were put into production in June 2018. These houses have Big Dutchman nests with double plastic belts, wood slats, Big Dutchman chain female feeders, ChoreTime Male Feeders, Lubing Drinkers, Rotem Controllers, and Big Dutchman egg tables. The farm operates on city water and a well. This farm has not been in production for a full year, so we do not have income and expenses to provide. The projected gross annual income will be \$135,000 to \$165,000 depending on production. There is another poultry house pad that is a great place to add one or two more houses.

The cattle farm consists of mostly creekside bottomland along Ohatchee Creek. This farm has extensive frontage along this creek that creates some great bottomland pastures. There are multiple pastures and paddocks on the farm with some having inline concrete feed bunks. The cattle barn has several working pens, a sweep tub, and squeeze chute that is set up and ready to work a large herd at one time.

The main home on the property is a custom built three bedroom home. This home overlooks a nice lake on the farm. When you walk in the home you are immediately drawn to the rustic feel. The seller went to great lengths to design the interior with several types of wood like knotty pine, poplar, and cedar. The living area has an open cathedral ceiling with a large rock fireplace. Outside there is a large rocking chair porch on the front and the back of the house. There is a detached two car garage with a storm shelter. A second home is a two bedroom mobile home. This is a great farm that is ready to go to work for the new owner.

FOR MORE INFORMATION

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This farm is a BIO SECURE AREA. No visitors are allowed on the farm without a listing agent present. All visitors must abide by the Standard Operating Procedures from PoultrySouth and Pilgrims. All buyers can obtain a Four Ways to Qualify form to qualify for a visit.



Robert King and Randall Upchurch are land and farm agents with Southeastern Land Group. PoultrySouth, LLC, is a poultry farm marketing platform.