

FOR SALE

EMANUEL FARM

4 House Broiler and Cattle Farm

300 JORDAN RD, LINEVILLE, AL 36266



POULTRYSOUTH.COM

\$899,000



Emanuel Farm is a four house Broiler Farm located in Clay County, AL growing for Koch Foods Ashland Complex. This farm has the potential to earn a gross annual income of \$175,000 to \$190,000 annually. Two of the houses are 43x510 and were built in 2012 the other two were built in 1999 with one of the houses being new from the sidewalls up in 2108. Each house has had waters, feeders, and some brooders updated in the past few years. These houses are clean and well maintained. They currently have Rotem Controllers, Roxell feeders in 3 houses, Big Dutchman in one house, turbo grow feeders, two generators, Val Drinkers, four wells, and natural gas. Mortality is disposed of through an incinerator. The two 40' houses are still curtain on one side, but are solid sidewall on the opposite side.

The farm has 42+/- acres with frontage on two creeks. Most of the land is open pasture with large mature hardwoods throughout the farm. There are several nice home sites on the farm. A small pond in the pasture is a great place to relax and fish a few hours. There is an enclosed shop with a concrete floor. A hay barn and cattle working barn has plenty of room for storage and cattle working facilities beside the catch pen.

This farm is located just a few minutes from Lineville, AL, 30 minutes from Interstate 20 and Oxford, AL. The feed mill is 30 minutes away, hatchery 30 minutes away, and the processing plant is 10 minutes away. Koch Foods is in the process of making this complex a meat pullet complex. The income projection may adjust upward on this farm with that change. This is a great opportunity for someone looking to get in the Poultry and Cattle Business.

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.