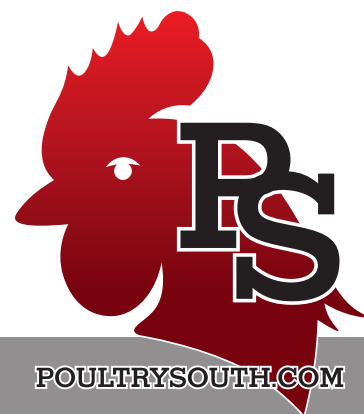


# FOR SALE

## CARROLL FARM

6 house Broiler Poultry Farm with 31+/- Acres in Cullman County, AL



# \$2,597,000

POULTRYOUTH.COM



Welcome to one of the most well kept poultry farms in north Alabama. As you can see in the pictures these houses are in excellent shape and have been very well maintained. Carroll Farm is a six-house broiler poultry farm located in Cullman County, AL. This farm consists of four 42×500 houses that were built in 2008, one 66×500 house that was built in 2012, and one 66×500 house that was built in 2018. This farm is raising a 5.80 lb bird on a 42-46 day grow out for the Tyson Foods Snead AL Complex. This farm sells with 31 +/- acres that is mostly fenced and has several home building sites on it.

**House #1-** This 66×500 house was built in 2018. It is equipped with Chore-time feeders with Turbo Grow, Rotem Controllers, 10 Watt LED lights, LED Dimmer, H180 Brood lights, Val drinkers, LB White Tube heat that is located in the front and back of house. This house has 125 ft of cool-cell pads per side. Eagen Bi-Fold doors are located at the front of the house. This house has sixteen 57 inch Chore-time Endura Fans and four 52 inch Chore-time Endura fans. This house has its own 80 KW Perkins Generator with a 500 gallon diesel tank.

**House #2-5-** These 42×500 houses were built in 2008. These houses are equipped with Unigrow Feeders with Turbo Grow, Evolution 3001 controllers, LED lights, LED Dimmer, and Val drinkers. These houses have eight 57 inch Chore-time Endura Fans and two 52 inch Cool Air fans. Houses 2 and 3 have LB White Tube in the front with Hired Hand Brooders in the back. Houses 4 and 5 have Hired Hand Brooders in the front and back. All houses have Eagen Bi-Fold doors at the front of the houses. These houses are set up to a 100 KW Perkins Generator with a 280 gallon diesel tank.

**House #6-** This 66×500 house was built in 2012. It is equipped with Chore-time feeders with Turbo Grow, Rotem Controllers, LED lights, LED Dimmer, Big Ace Ziggity water lines, LB White Tube heat that is located in the front and the back of the house. This house has 125 ft of cool-cell pads per side. Eagen Bi-Fold doors are located at the front of the house. This house has twenty 57 inch Endura Fans. This house is set up on it's own 80 KW Perkins Generator with a 500 gallon diesel tank.

All houses have a 2 inch water main to the control rooms. Houses 2-6 are set up to run on a well for the first 4 weeks and then can convert over to city water for the rest of the grow out. House one is set up to city water only. There are four water meters that serve this six-house farm. There are three freezers that are used to dispose of dead birds. All houses are hooked to natural gas and the farm also has a 300 ft deep well. All cool-cell rooms have concrete floors. There are two meters per house. One meter runs the front half and one meter runs the back half.

## 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.