

FOR SALE

OLIVER FARM

Broiler and Cattle Farm in Tallapoosa County, AL
673 OLIVER ST, NEW SITE, AL 36256



\$3,250,000

POULTRYSOUTH.COM



Oliver Farm is an eight house Broiler and Cattle Farm located near Newsite, AL in northern Tallapoosa County, AL. Combining poultry production with cattle production, this farm is a great combination! With over 432+/- acres of land and over 250+ acres currently in pasture and the balance in timber or cutover ready to convert to pasture. The farm has two homes and multiple barns. Growing an 8.5 lb all males bird for Koch Foods Pine Mountain Complex. The farm has the potential for \$425,000+/- gross annual income.

With 250+ acres in pasture this farm can currently support over 125 brood cows. There is an additional 120+/- acres of cutover that is ready to be converted to pasture. The balance is timberland within the pastures or areas around the poultry houses, dwellings, and barns. There is a nice creek that flows through the farm that offers several pastures access to water. A lake is also available for a water source. Forage types include Fescue, Bermuda, Dallis Grass, and Crab Grass. The farm is divided into several pastures, which offers the opportunity to rotate grazing and plant cool and warm season annuals. There are cattle working facilities on the farm. Several pastures are also used for hay production. There are three hay barns on the farm that can allow for storage for several hundred tons of hay. The main home is a brick home that has three bedrooms. Located near the poultry houses but just out of sight. This home was built in 2001 and has just over 2000 square feet. The second home is a 1300 square foot home that sits away from most of the farm. Both homes are move in ready.

Oliver Farm is a great opportunity for someone to go right into production. Poultry and Cattle go hand in hand in Central Alabama. There is no better combination for ag production in this area. With the potential for over 200 brood cows, this farm could have a gross annual income near \$600,000 in the near future.

POULTRY FARM:
Four 40×500 built in 2006
Two 43×510 built in 2009
Two 43×510 built in 2015

Houses were all constructed with:

- Concrete curbed walls
- Solid interior and exterior walls
- ChoreTime C2Plus feeders
- ChoreTronics 2 Controllers
- LED lights
- Brooders
- Wells and city water
- Natural Gas, and Incinerator for mortality
- Four houses have new Val drinkers installed in 2019 and the other four have Zigitty drinkers
- There are three generators on the farm

FOR MORE INFORMATION

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POULTRY
SOUTH.COM

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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.