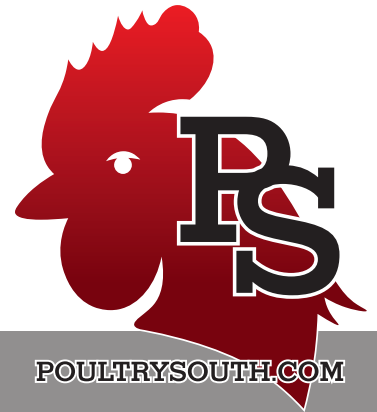


FOR SALE

ADAIRVILLE FARM

4 House Breeder Hen Farm outside of Adairville, KY



\$1,475,000

POULTRYSOUTH.COM



This farm is very well maintained and located amid some of the prettiest rolling farmland you will see. There's 4 residences on the property as well. There is the main dwelling which is 2,600+/- sq ft with 3 bedrooms and 2 baths, a 2 bedroom mobile home that's just under 4 years old, and two older rental units. Public and well water on the property.

The poultry houses are 40x400 and built in 1999. They are currently contracted with Tyson Foods out of Albany, Kentucky. The Feedmill and Hatchery are located in Franklin, Kentucky. The houses were recently updated with Choretronics 2 controllers, new cool cell pads, new premium sidewall and tunnel curtains, Lubing drinkers, automatic rooster feeders, and Dutchman chain feeders. There's also an almost new 155KW generator. The houses have double belt Shenandoah nests/tables, wood slats, a concrete bump wall, metal knee braces, a hardwired alarm system, forced air heat in each house, egg cool-room in each house, 9 fans per house, and are curb walled. Historical gross income of approximately \$290,000 per year. 2018 was over \$340,000 gross income.

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.