

FOR SALE

BOWEN POULTRY FARM-

16 House Broiler Farm in Hall County, GA
6245 BOWEN BRIDGE RD, CLERMONT, GA 30527



\$5,500,000

POULTRYSOUTH.COM



Bowen Farm is a rare opportunity to purchase a Poultry Farm producing over \$1,000,000 in historical gross income on one farm. This farm consists of 12 54×500 houses built in 2008, two 40×600 built in 1987 and 1992, 2 40×500 built in 1995 and 1997. The farm currently grows for Fieldale Farms' Murrayville Complex raising a 7lb bird on a 49-50 day grow out. There are minimal updates that are needed on the four older houses. The sellers are working on those and are eliminating items from the update list between each flock.

This farm has a brick home built in 2009 that is a 3 BR/2 BA located in the middle of the farm. There are three stack houses 60×150 and two 40×125. A farm office and bio security check point is a 25×25 enclosed building. Mortality is composted in a 20×90 compost shed. There is a large litter pit for storage of litter, this area has a concrete floor.

Bowen Farm is an investment grade farm with great income and can be a turn key operation. Where else can you purchase a farm with this much square footage in production and receive a pay check within 60+/- days.

THIS FARM IS EQUIPPED WITH:

- Feed Lines- Cumberland Flood Stage E Feeders 3 rows per houses
- Feed Bins-2 18 ton bins per house
- Water Lines- Cumberland Twin Lock 5 lines per house
- Controller-Hired Hand Evolution 3001
- Interior Walls Solid with Plywood
- Exterior Walls Solid with Metal
- Tunnel Fans-10 Cumberland Butterfly Shutter 54" fans
- Exhaust Fans-5 36" Airstream
- Ventboards are in the side wall with exterior covers
- Cool Cells-5' height, 6" depth, 85' length
- Tunnel Doors by Cumberland
- Heat-Detroit Radiant Tube Heaters
- Well water with City back up
- Lights-LED with LED Dimmers

FOR MORE INFORMATION

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POULTRY
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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.