

# FOR SALE

## BLACKBELT FARM

4 HOUSE BREEDER FARM IN SUMTER COUNTY, AL

# \$2,625,000



Blackbelt Farm is a four house breeder hen farm with 145 acres +/- +/- of land for sale in Sumter County, AL. This farm was formerly under contract Koch Foods out of Forest, MS. Koch Foods is interested in placing birds on this farm again. The houses are 42x500 ft in production February 2017. The farm combines the possibility for income from catfish production and cattle, hay, or row crop from the 145 +/- total acres.

**Poultry** - The poultry farm has a potential gross annual income based on Koch Foods Cash Flow Projection of \$348,000. These houses have a 10,000 hen and 1,000 rooster placement. The farm has a Vencomatic Egg Packer with conveyers to all four houses. Valco nest and egg tables, Choretime Feeders with the hen feeders being pan feeders, Lubing Drinkers, 10 52 inch Acme Fans, Recirculating Cool Cells, Plastic Slats, Rotem Controllers, well and city water, One central egg room, John Deere generator, and Eagon bi-fold doors. This poultry farm is built to last. The second flock of birds will be placed in February 2018.

**Aquatic Production** - There are 21 +/- acres of water on the farm. This was in Catfish production until 2013. The seller states the ponds are 90% ready for production again. A few items will be needed to put the ponds back in production. Those are aerators, water monitor system, feed system, and some pond maintenance. The estimated cost for this is around \$75,000. The production capacity has been 10,000 lbs of Catfish per acre of water in the past.

**Land** - The land is currently in hay production. The forage base is mostly Fescue with some summer perennials. With some fencing it would have good potential for livestock. 85 +/- acres +/- are in open land not associated with the poultry or aquatic production.

**Improvements** - The Home was built in 1999 with 2000 +/- Sq Ft on the main floor and 1000 +/- Sq Ft on the upper level. The main floor has the master bedroom with 3 bedrooms upstairs and a total of 3 baths. The yard features a nice patio, gazebo, and plenty of room to play. There is a two bay garage with a lift and shop area. Another equipment barn that is enclosed partially and also has a wood working shop. All visitors to this farm will have to present proof of a minimum 10% down payment before they can visit the farm.

## 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. We reserve the right to approve or disapprove all forms of prequalification for any reason. All farm visit approvals are subject to PoultrySouth's Standard Operating Procedures. PoultrySouth.com is a marketing platform. All sales are handled through Southeastern Land Group. PoultrySouth, Southeastern Land Group and/or Seller may require proof of funds in a greater amount than a lender will require.

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