

# FOR SALE

## 4-B FARM

3 MEGA-HOUSE BROILER FARM IN BUTLER COUNTY, AL

# \$1,735,000



4-B Mega Broiler Farm consists of 3 66×600 houses on 75+/- acres. These houses were built in 2010 with major updates done in 2020. The farm has a doublewide mobile home that has been recently renovated from top to bottom. There are two litter stack sheds, LP Bulk 30,000 gallon storage, and 8 pads for 40×500 houses. This farm operates on multiple wells and also has city water. With room to expand this farm can be a great place for a growing family to purchase with plans to expand in the future. Projected gross annual income will be around \$300,000. Growing for Koch Foods Montgomery complex on the big bird side, producing an 8.1 lb bird.

No farm equipment is included with this farm, but farm equipment can be purchased separately.

### *This farm is equipped with :*

- ChoreTronics 3 controllers with a communicator installed in 2020
- Big Dutchman Feed Lines with Turbos
- Tube Heat
- Bi-fold doors installed 2020
- Diesel Generator

4-B is a bio-secure area. All farm visitors must abide by Koch's Foods and PoultrySouth's bio-security procedures. All potential purchasers must be prequalified prior to making a farm visit. No visitors without a listing agent present. Please reach out to us for more information about how to qualify. Qualified buyers should expect to put down at least \$300,000. More down payment may be required by a lender and the seller for financing purposes.

## 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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