

# FOR SALE

## WALKSTAR FARM

9 HOUSE BROILER FARM IN CARROLL COUNTY, GA

# \$1,500,000



POULTRYSOUTH.COM



Walkstar Farm in a 5 house Broiler Farm located near Arab, AL in Cullman County, AL the heart of poultry in Alabama. The farm grows for Tyson Foods growing a 6lb bird on a 46 day growout.

The farm has 19+/- acres with additional acreage available at an additional cost. The farm has a home that is a 5 bedroom with one oversized bathroom. The interior of the home is very rustic. The home is 2144+/- square foot and the remainder of the building has a shop area.

#### The Mega house is 66x600 built in 2020 has the following equipment:

- Rotem Touch Screen Controller with Rotem Back Up
- Rotem Water on Demand
- Choretime Kanovi Feeders with Turbo Growers
- Plasson Drinkers
- Mortality Conveyer Belt
- All Electric Winches
- LB White Tube Heaters
- 4-54" Munters variable speed fans, 16-54" Munters Fans
- All LED Lights
- 85KW Generator for this house.

#### The 4 40x400 houses were built in 2007 has the following equipment:

- Rotem Platinum Plus Controllers with Rotem Backups
- ChoreTime C2 Plus Feeders with Turbo Growers
- Val Drinkers
- LB White Brooders
- 9-54" Munters Fans Installed 2019
- Spray Foamed interior walls
- Solid metal exterior walls
- All LED Lights
- Roof Metal was 100% replaced in 2011
- One 85KW Generator on two house, one 108KW Generator on two houses

The farm has a 4 bay compost shed, 40x80 equipment shed, 20x20 office with a bathroom, above ground pool, The farm runs on city water and natural gas. The gross annual income has been around \$250,000.

This farm is a bio secure area. No visitors are allowed on the farm without a PoultrySouth Team Member present. All visitors must show proof of at least a \$250,000 cash down payment. Please visit with your PoultrySouth Team Member about the "Qualify to visit a Poultry Farm" form. Any agents that wish to show this farm, must fill out a PoultrySouth/Southeastern Land Group Co-Brokerage Agreement for approval before any appointment can be set. Verification of the buyer's down payment will be required, no letters from a lender will be allowed as a substitute. **The farm can be purchase with 85+/- acres for \$1,900,000.00.**

## 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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