

FOR SALE

PRUITT FARM

4 HOUSE BREEDER FARM IN MARSHALL COUNTY, AL

\$2,600,000



Pruitt Breeder Farm is a four house Breeder Hen Farm located in the Asbury community of Albertville, AL. This farm has two houses that are 40×465 and two houses that are 40×450 built in 2015 and 2022. The farm currently grows for Pilgrims, there are other integrators in the area that would consider placing birds on this farm. Several potentially will pay some incentives to have the farm in production.

The farm has a brick home with an inground pool. This home was built in 2006 and is around 2,800 sq ft with a two car garage. The home is a three bedroom and two and a half bathroom. There is a shop located near the home. There is living quarters built in the office that is near the poultry houses.

This farm has a potential for a gross income of around \$330,000 annually with Pilgrims. There is a possibility that Pilgrims may transfer some new house incentive with the farm for the new owner. Pilgrims does pay for shavings with a new flock of birds.

The farm is equipped with the following:

- Rotem Controllers
- Big Dutchman Nests
- Plastic Slats in two houses, wood slats in two houses
- Concrete knee wall for slats
- LED lights
- Munters Fans
- Well and City Water
- Incinerator for mortality
- Recently built litter barn
- Chain Feeders for hens

This farm is a bio secure area and NO visitors are allowed on the farm unless a PoultrySouth Team Member is present. Before any visit all buyer prospects must prove a down payment amount of \$350,000 before you can visit the farm. Please ask your PoultrySouth Team Member to provide you with a copy of "Qualify to visit a Poultry Farm". Any agents wishing to show this farm must provide proof of their clients down payment for approval by the seller and PoultrySouth. All agents wishing to show the farm and co-broker must fill out a SELG/PoultrySouth Co-Brokerage Agreement before any showing can be set up.

FOR MORE INFORMATION

ROBERT KING **RANDALL UPCHURCH** **MATT BURNETT**
PoultrySouth Co-Founder PoultrySouth Co-Founder PoultrySouth Team Member

256-475-0490 | PSTEAM@POULTRYSOUTH.COM

POULTRY
SOUTH.COM

16396 HWY 280 W, Dadville, AL 36853

 @POULTRYSOUTH

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.

© Copyright 2017-2022 PoultrySouth, LLC. All rights reserved. This document may not be used or reproduced in whole or in part without written permission from PoultrySouth, LLC.

