

# FOR SALE

## SUNDOWNER FARM

8 HOUSE BREEDER FARM IN RUSSELL COUNTY, AL

# \$1,350,000



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Sundowner Farm is an eight house Broiler Farm located near Eufaula, Alabama in Russell County. The farm has 8 40×400 houses built in 1998. They currently grow for Tyson Foods raising a 4lb bird on a 42 day growout. The farm has 50+/- acres and a brick home. The home is a three bedroom two bath home with a rocking chair front porch. The gross annual income has been \$260,000 annually. This farm recently received a raise.

The farm has the following equipment:

- ChoreTronics Controllers
- ChoreTime Feed Lines
- SpaceRay Brooders
- LED lights
- Compost Shed to be completed by the seller before closing if time allows
- Well and City Water
- LP gas
- Valco Drinkers Lines were replaced in 2021
- Fans have all been updated in the past 4 years
- Update needed is to add metal over the curtain area on the exterior of the houses. Seller is giving a \$50,000 concession toward this at closing.
- Each house has a storage room on the front of the house and the control rooms are very large
- Each house has an independent driveway for the feed truck to fill bins
- Each house has two bins just for that house

A list of farm equipment that will remain with the farm can be provided to any buyer prospect.

This farm is a very unique farm in the set up and design. There is an office/apartment building at the gated entrance. There are two apartments built in this building. The farm is located on US Hwy 431 with easy access to Eufaula and is less than an hour away from Auburn University.

## 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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