

FOR SALE

J&LAIN BROILER FARM

10 HOUSE BROILER FARM IN GORDON COUNTY, GA

\$2,650,000



J&Lian Broiler Farm is a 10 house broiler poultry farm for sale in Gordon County Georgia just outside Ranger. Set on about 39+/- acres, the farm has a nice stream, 2 ponds, some pastureland and it has TWO homes.

The farm currently grows for the Pilgrim's Elijay complex and has seen gross yearly income as much as \$500,000. They are raising a 3.75lb bird for about 7 flocks per year.

Poultry Farm:

- Four 40×500 houses built in 2007
- Two 42×500 houses built in 2007
- Three 40×400 houses built in 1995
- One 40×350 house built in 1995
- Large Litter Stackhouse with composting bins
- Additional Stackhouse
- Equipment Shed

- 2 other outbuildings
- Comes with Tractor/FrontEnd loader and Pulverizer

Dwelling Houses:

- One 5 Bedroom home with detached garage
- One 3 bedroom home overlooking the valley

The farm is divided into two separate farms, one having 6 houses and located near the 3 bedroom home. The other having 4 houses located near the 5 bedroom home.

Absolutely no visits to the farm without an appointment. All potential purchasers must be prequalified with the PoultrySouth Team prior to scheduling a farm visit.

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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