



POULTRYOUTH.COM

FOR SALE

4M BREEDER FARM

1366 HOBBS ROAD
WRENS, GA 30833

\$3,500,000

Situated on 88 +/- acres and tucked away approximately one mile off the paved road, this impressive farm offers the privacy, quality, and infrastructure serious poultry producers are looking for.

The farm features four 43' x 600' breeder houses with connecting rooms, built in 2025, and is contracted with Perdue Farms. Each house has a capacity of approximately 13,000 hens and 1,200 roosters, with the current contract paying \$0.68 per dozen. Projected annual cash flow is \$475,000 (including bonuses)

The houses are equipped with:

- Rotem controllers
- Big Dutchman feeders
- Lubing drinkers
- Big Dutchman nesting systems
- Prinzen egg packer providing a modern, efficient operation that is ready for continued production.
- Incinerator for mortality disposal
- Climate Controlled egg gathering area

The property also includes a 2,100-square-foot, 2025 model double-wide mobile home that has been exceptionally maintained. Featuring four bedrooms and two bathrooms, the home offers a spacious, open floor plan for both everyday living and entertaining. The layout provides ample space for a growing family or farm employees. This nearly new home offers comfort and convenience of living just steps away from the operation.

From the poultry facilities to the peaceful country setting, every aspect of this farm reflects pride of ownership. If you've been searching for a top-quality breeder operation, you'll be hard-pressed to find one that has been maintained as well as 4M Breeder Farm.

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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For More Information

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