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FOR SALE

AREY BROILER FARM - EIGHT HOUSE FARM IN CLEVELAND COUNTY, NC

3618 KEN MCENTIRE RD. LAWNSDALE, NC

\$2,880,000



Arey Broiler Farm is an eight-house broiler farm located in Cleveland County near the town of Shelby, NC. Arey Broiler Farm has 70+/- Acres which includes several improvements and a beautiful hardwood timber stand beyond the farm. The 42x500' barns were constructed in 2016 and the farm currently grows for Case Farms. This complex grows a 60 day, 9.75 lb average bird and projects 4.5 flocks per year with a projected gross income of just over \$500,000 annually.

Farm Equipment Highlights:

- Valco feeders and drinkers - Rotem Platinum Plus Controllers with Agralarm system - Tube heaters - (12) 54" galvanized fans per house - Tunnel doors - Trolley system for bird pickup - Two (2) 125kw generators. - One shipping container full of new Turbo Growers. - 110ft cool cells. Rollup doors, lightning rods - Mortality is by grinding with Advanced Composting composter with a mass burial site. - Farm has county water and natural gas line hookups

Farm Equipment Included:

- New Holland Workmaster 105 MFWD tractor with loader, 485 hrs - Kawasaki Mule Pro-FXR 4WD - Hot water pressure washer - Several implements including: 10ft box blade, Bush Hog mower, Land Pride tiller, Creek View Windrower, Lewis Brothers blower

Shop:

- 40x60 Shop with a 20x40 lean-to on the rear. - Has a bathroom, tankless hot water, (2) AC Units, concrete floor, insulated, natural gas, 50 amp plug for welder, internet, and 500 gal diesel fuel tank.

Litter Shed:

- 45x110 Built in 2022 with concrete floor and aprons.

Compost Shed: - 60x60 Built in 2022 with concrete floor and aprons. - Includes Advanced Composter Technologies composter.

Metal Carport:

- 24x46 - Built 2025.

*An adjoining 3,500 +/- ft2 residence with 4 bedrooms, 3.5 baths, office, game room, garage, and a heated pool on 14 +/- acres can also be purchased by a qualified, interested buyer. The home includes a 22kw Generac generator and a 20x20' shop.

For More Information

 256-475-0490

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 poultrysouth.com

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.

