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FOR SALE

BENEFIELD MEGA BROILER FARM - CLEBURNE COUNTY, AL

5503 CO RD 65, FRUITHURST, AL 36262

\$2,950,000

Benefield Mega Broiler Farm – Cleburne County, AL
4 Mega Houses • 47± Acres • Home & Shop

Benefield Mega Broiler Farm is a well-managed, income-producing poultry operation located just outside Fruithurst in Cleburne County, Alabama—just minutes from I-20 and tucked away in a private, rural setting. This farm offers the rare combination of mega houses, a quality home, usable acreage, and proven gross income.

- The poultry operation includes four 66x600 mega broiler houses built in 2016 and contracted with Koch Foods – Gadsden complex, growing a 4 lb bird. The seller reports historical gross income of approximately \$475,000 annually, depending on management and flock performance.
- All houses feature a full Choretime equipment package, including Choretronics 3 controllers, feed lines, water lines, and well-maintained tunnel ventilation.
 - Houses are serviced by propane heat, with water sourced from on-site wells, city water backup, and a 14,000-gallon above-ground water storage tank—providing an excellent water infrastructure setup.
- A compost shed and incinerator are located behind the houses for mortality management.

The farm sits on 47± total acres, with a mix of open ground and woods, offering ample room for expansion, recreation, or cattle. A good internal road system and spacing provide ease of operation.

Up on the hill sits a 4-bedroom, 2-bath home with an attached garage and bonus room. The home offers excellent views of the farm and privacy from the poultry houses. Behind the home is a 2-bay metal shop with lean-tos and a finished living space in the back with a 1 bed/1 bath living quarters — perfect for guests or farm help.



For More Information

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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.

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