



FOR SALE

STONEY CREEK BROILER FARM

1644 OLD SUMMERSVILLE ROAD
CAMPBELLSVILLE, KY 42718

\$2,400,000

Stoney Creek Broiler and Cropland Farm is a 132+/- acre broiler poultry farm & farmland property with home & four 43x500 broiler poultry houses for sale. Located in some of the prettiest rolling Kentucky farmland you will see, Stoney Creek Farm is a property you will be proud to own. The 5+ bedroom home overlooks the farm from one of the highest vantage points on the farm. Below you will see the old dairy barn, wooded creek valley with Middle Pittman Creek flowing through it, about 70 acres of tillable farmland, 4 well maintained broiler poultry houses built in 2013, & about 8 acres of pasture ground, with the balance being in hardwood timber perfect to enjoy hunting. There are multiple farm-use buildings and sheds on the property as well. Stoney Creek Broiler & Cropland Farm is perfect for those with a deep love & appreciation for an agricultural way of life. \$275,000 on five flocks in gross revenues are possible on Stoney Creek Broiler and Cropland Farm from the current uses of the farm.

Broiler Poultry Production:

- Four 43x500 poultry houses built in 2013
- 2 onsite Liquid Propane Bulk Storage Tanks
- 48x120 Litter and Composting Shed
- Historical Annual Gross Income of \$210,000
- Contracted with Tyson Foods growing 9 lb bird
- 5 Flocks per year, about 60 days per flock
- Average 80,000 birds placed per flock
- Annual gas bonus paid by Tyson.
- Additional annual income in litter sales
- Auto-start generator
- Choretime feeders, Cumberland drinkers
- Solid Sidewalls
- Public water
- Agri-Alert Alarm
- Choretronics 2 Controllers
- In house caddy system



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.

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