



POULTRYSOUTH.COM

FOR SALE

NEW PRICE - PHILLIPS BROILER FARM - FOUR HOUSE FARM IN RANDOLPH COUNTY, ALABAMA

1659 CO RD 9 GRAHAM, AL 36263

\$489,000

RaPhillips Broiler Farm is a four house farm located in the Graham Community of Randolph County, Alabama. The farm is contracted with Koch Foods Ashland Complex growing a 6.5lb bird with 5.3 flocks per year for a projected cash flow of \$190,000. The farm has 19.5+/- acres with some being in pasture. The houses are two 40x400 built in 1999 and two 36x400 built in 1988. There is a 1999 Doublewide that has two bedrooms and two bathrooms.

The farm has the following equipment:

- Rotem Controllers
- Digital Back Ups
- Big Dutchman Feed Lines in two houses
- ChoreTime C2Plus in two houses
- Plasson Drinker Lines (with Val nipples in brood area)
- Well water
- LP Gas
- Litter Shed
- Incinerators for Mortality
- Two Diesel Generators

Recent Updates:

- One new 57" fan on each 400' houses
- New Cool Cell Pads on the 400' houses, some pads replaced on the 500' houses
- New metal wrap at ground level on the 500' houses
- Posts checked and replaced as needed

The farm comes with a Lewis Brothers Decaker and a Big E Pulverizer. Poultry farms are biosecure facilities. 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

 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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