



FOR SALE

GREAT SMOKY BROILER FARM

2654 HAYES ROAD
COTTAGE GROVE, TN 38224

\$4,080,000

Great Smoky Broiler Farm is a six house SUPER farm located in Henry County, Tennessee near Cottage Grove. The farm placed its first birds in July 2020 and are 54x595. Growing for Tyson Obion Complex on an 7.8lb bird. The farm has had a historical three year average gross annual income of \$673,000. This would have included building incentives, which are now paid out. A pay raise has been implemented and the gross income now is projected at \$700,000 annually.

The farm has 36+/- acres that includes a double wide mobile home. There are several fields of open land that could be used for livestock, cropland, or wildlife.

The farm has the following features and equipment:

- Cumberland Edge Controllers
- Cumberland Hi-Lo Feeders
- Cumberland Drinkers
- Quad Tube Heat
- Center House Brood
- Tunnel Doors
- Cumberland Tunnel Fans
- Two Incinerators
- Chicken Reaper Trolley in each house
- Bi-Fold front doors
- Three wells
- Natural Gas

This farm is well maintained and has a functional lay out. Some farm equipment is included in the sale of the farm.



For More Information

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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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