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FOR SALE

HILLTOP ROAD BROILER FARM

1905 HILLTOP ROAD
HENAGAR, AL 35978

\$1,500,000

Hilltop Road Broilers is an eight house broiler farm located near Henagar in Dekalb County, Alabama. This farm is currently contracted with Pilgrim's Pride Guntersville Complex growing a 7-pound bird. The farm consists of 7 - 40'x500' houses built between 1999 and 2001 and 1 - 42'x500' house built in 2002. The 42'x500' house is chain wall constructed. The projected gross annual income, including energy bonuses, is \$428,000 on five flocks. Hilltop Road Broilers is made up of 2 sets of 4 houses 1.5 miles apart. There is a total of 43 +/- acres between the 2 farms. There are several nice home sites and a single-wide mobile home that conveys AS/IS but could be used with just a little work.

There is also possibly room for expansion on the farm. Located within 20 minutes of Fort Payne AL and just a short drive to Chattanooga TN.

The farm has the following features and equipment:

- Rotem Controllers
- ValCo Drinkers
- One House has ChoreTime C2Plus Feed Lines
- LED Lights
- Brooders
- Solid Sidewalls
- Two Dry Stack Litter Sheds with concrete floors
- Mortality Disposal is composting
- City Water and wells
- LP Gas



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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