



# FOR SALE

## J&S BROILER FARM - FOUR HOUSE FARM IN DEKALB COUNTY, ALABAMA

CO RD 651, IDER, AL

# \$850,000

J&S Broiler Farm is a four house farm located in northern Dekalb County, AL near the town of Ider, AL. This farm has four 40x500 houses with two being built in 1995 and two in 2003. Situated on 20+/- acres with a potential home site, this farm is ready to go to work for you. The farm currently grows for Koch Foods Chattanooga growing a 5lb bird on a 38-40 day grow time, the farm has historically grossed around \$235,000 annually.

Features and equipment on the farm:

- Rotem Controllers (installed in 2024)
- Rotem R Link One
- LED Lights and Dimmers (new bulbs in 2024)
- ChoreTime C2Plus Feed lines with turbo growers
- Val Drinkers
- Solid interior and exterior sidewalls
- Brooders
- Updated Tunnel Fans
- Compost for mortality
- Natural Gas
- Well and City Water
- Strap Winches and nylon drops
- New Stir Fans in 2024
- Added attic insulation in 2024

Some farm equipment can be purchased separately from the real property. Located 45 minutes from Chattanooga, TN, 30 minutes from Fort Payne, AL, and 30 minutes from Scottsboro, AL.

Strict biosecurity protocols are in place. Absolutely no farm visits are allowed without scheduling through a PoultrySouth Team member.


All potential buyers must be prequalified before any on-farm meetings or disclosures can occur.

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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### For More Information

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