



POULTRYSOUTH.COM

FOR SALE

PRICE REDUCED! JOHN AND JOEL BREEDER FARM – 4-HOUSE BREEDER HEN FARM ON 12.5+/- ACRES

4601 SUMMERVILLE ROAD BOAZ AL

\$1,390,000

Looking for a proven breeder hen farm with a strong income history? John and Joel Breeder Farm, located just outside Boaz, Alabama, in Marshall County, is a 4-house breeder farm under contract with Koch Foods. The 2024 gross income for the farm was \$384,000 with around \$50,000 of that coming from bonuses. In 2025 the farm reported a gross annual income of \$381,000. This farm offers an established operation with well-maintained houses and essential equipment already in place.

Farm Features:

- Four (4) 40x400 breeder houses
 - Two houses built in 2004
 - Rotem controllers
 - Plastic slats
 - Burch egg cooler
 - Valco chain feeders
 - Pax single-belt nests and tables
 - Two houses built in 1994 (updated)
 - Rotem controllers
 - Burch egg cooler
 - Big Dutchman chain and male feeders
 - Gather-All single-belt nests and tables
- 2022 model doublewide mobile home (28x56)
 - 3 bedrooms, 2 baths
 - Comfortable and move-in ready
- 12.5+/- acres with room for equipment storage and future potential
- Recent Farm Improvements:
 - New Digital Backups installed
 - Newest Rotem Software installed
 - Insulation, vapor barrier, and vent door repairs

This farm is a great opportunity for an owner-operator looking to step into a turnkey poultry business. With strong historical performance, modernized equipment, and a comfortable on-site residence, John and Joel Breeder Farm is positioned for long-term success.

Serious buyers, take the next step! Poultry farms are biosecure facilities—no entry without an appointment. All potential buyers must be prequalified with the PoultrySouth Team before scheduling a visit.



For More Information

 256-475-0490

 psteam@poultrysouth.com

 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.