



FOR SALE

KATHY'S BROILER FARM - THREE HOUSE FARM IN BLOUNT COUNTY, ALABAMA

1291 COUNTY HIGHWAY 21, BOAZ, AL 35957

\$699,000

Kathy's Broiler Farm is a three house farm located in Blount County AL. The farm is contracted with Wayne Sanderson's Albertville Complex and consists of 2 40'x500' houses built in 2000 and 1 54'x500' house built in 2009. Situated on 19 +/- acres fronting County Highway 21 with a nice homesite with easy access to utilities.

There have been several updates completed recently and there is possibly room to add one more house in the future. The farm operates on Natural Gas. Other Features are a Litter Shed, Compost Shed and Mortality Freezer which is currently used for mortality disposal. The projected annual income on 4.85 flocks per year is \$210,000. The seller will give a buyer a concession of \$25,000 at closing to use toward any updates or adding a home to the property. The farm is well located near the Town of Snead just west of Boaz and within an hour or less of both Huntsville and Birmingham (Alabama's 2 largest cities) larger towns near the farm are Boaz, Albertville, and Gadsden.

Recent Updates:

House 1 and 2 - Litter Boards, All New Tunnel Fans, New Half House Curtains and All Brooders New in the last year.

House 3 - New Cool Cells, 4 New Tunnel Fans, 7 New Stir Fans, New Half House Curtain and All Brooders New in the last year.

Disclosure - The seller will retain an ingress and egress easement through the sale property to access another property.

No visitors are allowed on this farm without a PoultrySouth Team Member being present. All real estate agents must sign a Broker Participation Agreement, contact the PoultrySouth Team at Southeastern Land Group.

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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