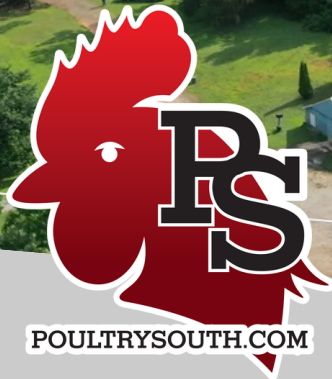




FOR SALE

KELLEY BROILER FARM

632 ROWLAND ROAD
BOWDON, GA 30108

\$550,000

Kelley Broiler Farm is a two house broiler farm located near Bowdon, Georgia in Carroll County. With 35+/- acres the farm has room for you to create your own paradise. Located just one hour and fifteen minutes from the Atlanta Airport and just fifteen minutes from Interstate 20, convenience of this location holds a lot of value! A rustic log cabin home offers two bedrooms and one bathroom on the main floor with a loft bedroom and bathroom that overlooks the main living area. The floor plan is open with a centerpiece of a rock fireplace. A full basement allows for extra room for storage and activities in the home. There are several decks and porches that are perfect for relaxing and entertaining guests.

The land is mostly covered with mature and mostly merchantable timber. This allows for wildlife and income potential in the future. There is a possibility to expand the poultry operation on this site, if the opportunity arises.

The poultry farm has two 40x500 houses that were built in the early 1990s. Currently this farm grows for Koch Foods Ashland Complex on a 6.5lb bird on a 48 day grow out time. Projected annual income is around \$120,000. This creates a great opportunity to operate a farm and hold off the farm income opportunities. The poultry farm will help you pay for your dream farm and the farm way of life.

Poultry Farm Features and Equipment:

- Big Dutchman Feeders
- Rotem Controllers
- SpaceRay Big Foot Heaters
- Fiberglass and galvanized tunnel fans
- Interior Solid Sidewalls with moisture barrier and insulation
- Digital Backups
- Diesel Generator
- Two Wells
- Propane gas
- Compost shed for mortality disposal

Interested parties will need to be able to prove the down payment to the PoultrySouth Team Member, before any farm visit is allowed. This farm will require proof of off the farm income to qualify for a loan.



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.

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