



FOR SALE

PAUL BREEDER FARM TWO HOUSE FARM NEAR MARION COUNTY, AL

1671 COUNTY HWY 71, HACKLEBURG, AL 35564

\$675,000

Paul Breeder Farm is a two-house breeder farm located in Marion County, Alabama just outside the town of Hackleburg. The farm consists of two 40x500 breeder houses that were originally constructed in 2005 and have since been expanded and updated. Crown Breeder Farm currently grows for MarJac Poultry, and gross annual income has historically been around \$150,000, with potential for additional income through raises and production bonuses.

The property also includes a 2011 14x70 mobile home that is in place and ready for the next owner.

Farm features include:

- Shenandoah Nest Boxes
- Center Egg Room with New Egg Room Unit
- Lubing Drinker Lines
- Acme Fans
- LED Lighting
- Hired Hand Controllers
- City Water
- New Incinerator installed in 2024

Paul Breeder Farm offers a great opportunity to step into a producing farm with established income and a solid foundation for success. Located less than 10 minutes from Hackleburg and under an hour to the Shoals area, this farm provides the ideal mix of rural privacy and convenience to town.

This farm is a bio-secure site. Absolutely no visitors are allowed on the farm unless accompanied by a PoultrySouth Team member. All potential purchasers must be prequalified prior to any farm visits. Minimum down payment and/or qualifying assets may be required for prequalification.

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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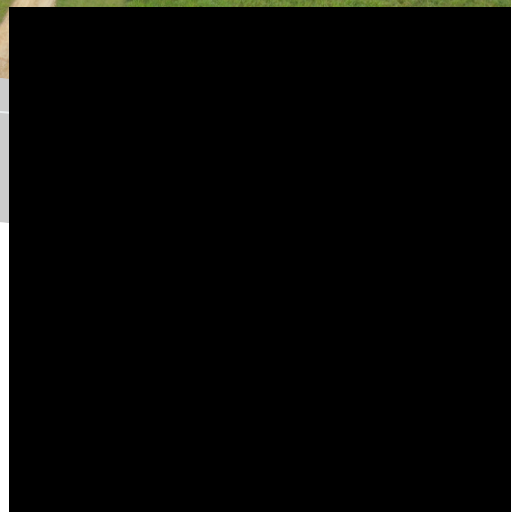
For More Information

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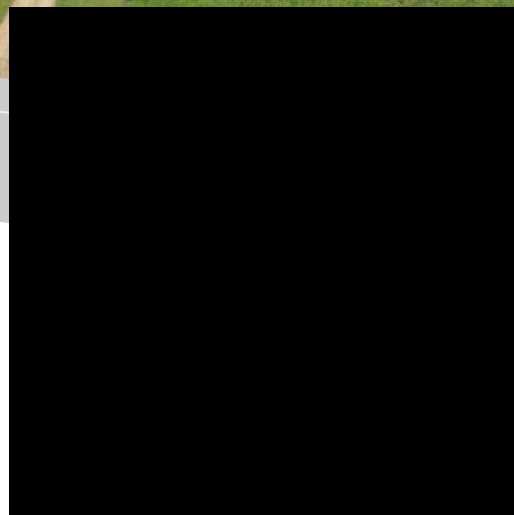
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