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# FOR SALE

## POTASH RIDGE MEGA BROILER FARM - THREE HOUSE FARM IN RANDOLPH COUNTY, AL

12944 CO RD 65, ROANOKE, AL 36274

**\$1,700,000**

Bank Owned Farm

Potash Ridge Farm is a three house MEGA Broiler Farm located in Randolph County, AL. Currently this farm is not in production, but was previously growing for Koch Foods Pine Mountain Complex growing a big bird. Constructed in 2014 and are 66x600. A barndominium with three bedrooms and lots of room to expand offers a great living space. The living space will need a little work but can be repaired easily. Situated on 35+/- acres the farm has some open ground and some timber.

The poultry farm has the following equipment and features:

- Rotem Controllers
- Two Diesel Generators (needs some repairs, quote available)
- Big Dutchman Feed Lines
- Turbo Growers Tube Heat
- EcoDrum Rotating Composter
- Well and City Water
- LP Gas (no tanks on the farm)

Koch Foods Pine Mountain Complex will entertain approving a buyer for a Letter of Intent on this farm. Buyer prospects are asked not to call Koch Foods about this farm. They prefer that the PoultrySouth Team approach them about potential buyers. A new required update list and quote is being prepared. A buyer will have to have a Purchase Agreement with the seller and an initial financing approval with a lender, before Koch Foods will visit with them.

Known Updates are:

- Going from front house brood area to center house brood area.
- Remove the Tunnel Doors and go to Tunnel Curtains
- General repairs and maintenance

The seller will entertain participating in the required updates on the farm. A quote for all updates will be available at some point. This farm can only be visited with a PoultrySouth Team Member present. NO visitors are allowed on this farm without being accompanied by PoultrySouth.

Property sold subject to Alabama statutory right of redemption.



### For More Information

 256-475-0490

 [psteam@poultrysouth.com](mailto:psteam@poultrysouth.com)

 [poultrysouth.com](http://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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