



POULTRYSOUTH.COM

FOR SALE

RNC BROILER FARM - SIX HOUSE FARM IN WALKER COUNTY, GEORGIA

994 MARTINDALE RD, LAFAYETTE, GA 30728

\$1,850,000

Welcome to RNC Broiler Farm, a six-house poultry farm situated on 20+/- acres near Lafayette in Walker County, Georgia. This farm is fully operational and income-producing, offering a great opportunity for poultry growers looking to invest in a proven operation. With a current contract with Koch Foods Chattanooga Complex and a projected gross annual income of \$336,000, this farm is ready for a new owner to step in and continue production.

Farm Features:

Poultry Houses:

- Four 40x500 houses built in 2000
- Two 40x500 houses built in 2001

Modern Equipment & Upgrades:

- Rotem Pro 1 controllers for efficient farm management
- Ziggity water lines (installed in May 2024)
- Cumberland feed lines for reliable feeding
- Brooders provide optimal heating
- Ventilation: Four houses have tunnel curtains, two have tunnel doors, and additional fans installed in 2023

Utilities & Infrastructure:

- Natural gas for cost-effective heating
- Dual water sources: Well & city water backup system
- Compost facility for efficient mortality management
- Driveway & home site pad already prepared for a residence

Why This Farm?

Proven Income – Current contract with Koch Foods & strong annual returns

Updated Equipment – Recent upgrades to water systems, ventilation, and controllers

Prime Location – Situated in a well-established poultry-growing region

Expansion Potential – 20+/- acres offers room for customization & growth



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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