



POULTRYSOUTH.COM

FOR SALE

PRICE REDUCED - RAE MOUNTAIN BROILER FARM - FOUR HOUSE FARM RUSSELLVILLE, ALABAMA

COUNTY RD 63, RUSSELLVILLE, AL

\$1,225,000

Rae Mountain Broiler Farm is a four house farm located in Franklin County near Russellville, Alabama. The farm has four 40 x 500 houses built in 2001. This farm has had many updates over the past few years. The farm grows for MarJac Farms raising a 4lb bird for 35 day grow outs. The farm has a historical gross annual income of \$240,000 to \$260,000. The pay rate is \$.085 per lb plus some energy bonuses. The farm includes 51+/- acres, a ranch style brick home, shop, open pasture, and a litter shed.

The farm has the following features:

- Rotem Platinum Plus Controllers
- Roxell with Turbo Grows
- LB White Brooders
- Lubing Drinkers
- LED Lights
- Many Fans have been replaced in the last 4 years
- Climate Controlled Control Rooms
- Incinerator installed in 2023
- Freezer (not in use)
- Litter Shed
- Natural Gas
- City Water

The home is a ranch style brick home that sits away from the poultry houses, with a lush green pasture between the two. The home has a large two car carport with large porches. This three bedroom and 2 bath home has been updated with hardwood floors, an open floor plan, and updated appliances. There is a red iron totally enclosed shop by the home.

The seller is offering a \$25,000 concession.

This farm is located just minutes from Russellville and a short drive to the Florence Muscle Shoals area. There are many off the farm job opportunities, schools, health care, and shopping just a short drive from the farm.

Poultry farms are biosecure facilities. Absolutely no visits to the farm without an appointment. All potential purchasers must be prequalified with the PoultrySouth Team prior to scheduling a farm visit.



For More Information

 256-475-0490

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 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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