

FOR SALE

RAINS FARM

5 MEGA-HOUSE BROILER FARM IN CHEROKEE COUNTY, AL

\$2,950,000



Rains Poultry is a 5 Mega-House Broiler Poultry Farm For Sale in Cherokee County, Alabama. 2 of the 66x600 houses were built in 2015 and 3 were built in 2010. The farm is contracted with Koch's Foods Gadsden. The farm sits on approximately 43 acres +/- where there is room to build or place a mobile home. There is an RV camper currently located on the farm. The farm has well and city water, Choretronics 2 controllers, on-site water storage, and uses freezers for mortality.

Rains Poultry is a biosecure facility. Absolutely no visitors without an appointment with the Listing Agents. All potential purchasers must be prequalified prior to visiting the farm. Contact the listing agents to find out how to get prequalified. This farm will require a down payment of \$450,000 or more. Historical gross annual income has averaged about \$525,000.

All farm visitors must abide by PoultrySouth's and Koch's Food's visitor policies.

FOR MORE INFORMATION

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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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