



FOR SALE

ROCK HILL BREEDER FARM

370 DANIEL ROAD
DEMOREST, GA 30535

\$920,000

Rock Hill Breeder Farm is a two-house breeder farm on approximately 10 +/- acres, located near Demorest in Habersham County, Georgia. The houses are 40' x 520', including the egg room, and were built in 1999. Rock Hill is currently contracted with Mar-Jac's Georgia Division. This farm is on their top contract and receives \$0.69 per dozen on hatching eggs. The historical gross annual income for the last three flocks is approximately \$227,000. The most recent flock received the latest \$0.69 rate and produced approximately \$241,000 gross income.

The farm also includes a 3-bedroom, 2-bath mobile home.

Farm Equipment & Features:

- Chore-Tronics 2 controllers with 40 stages and expanded backups
- Pax chain feeders for hens
- Chore-Time pan feeders for roosters
- Shenandoah nests and tables with automatic nest closures
- Impex drinker lines with cups
- LED lighting
- Both egg coolers have Samsung mini-splits for climate control
- Blown attic insulation
- Wood slats
- Well water
- 75 kW auto-start generator



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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