



POULTRYOUTH.COM

FOR SALE

SAWYER'S BROILER FARM

701 SMITH CHAPEL ROAD
BOAZ, AL 35956

\$1,180,000



Sawyer's Broiler Farm is a four house Broiler Farm located near Boaz, AL in Etowah County. This farm is a well kept turn key farm with four bedroom two story home, fenced pasture, 27+/- acres, shop, Equipment Shed, Workshop, and a nice lake. The farm grows a 7 lb bird for Pilgrims' Gunter'sville complex. Two houses are 40x500 and two houses are 40x400 all built in 2000. The cash flow projection for this farm is \$206,000.

Here are some features on the farm:

- Rotem Controllers (updated in 2025)
- Val Drinkers
- ChoreTime C2Plus feed lines in two houses
- Brooders and Tube Heat (some brooders added in 2025)
- LED lights
- Natural Gas
- City Water and a well
- Solid sidewalls, spray foam interior walls with a knee board
- 40x140 litter shed
- Composter for mortality

If you are searching for a farm that has a good income, nice home, room for livestock, and more DO NOT MISS Sawyer's Broiler Farm. One side note, this farm has many mature oaks that offer shaded areas in the yard as well as around the lake. You have to see it to appreciate it. Also the driveway access for the dwelling is not used by semi trucks for the farm. This keeps the home and lake area more private.

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.

© Copyright 2017-2025 PoultrySouth, LLC. All rights reserved. This document may not be used or reproduced in whole or in part without written permission from PoultrySouth, LLC.

