



FOR SALE

SEVEN SHADES BROILER FARM

201 BYNUM ROAD
ALTOONA, AL 35952

\$1,660,000

Seven Shades Broiler Farm is a four house broiler farm located near Altoona, Alabama in Etowah County. Built in 2017 and has four 42x500 houses. This farm currently grows for the Tyson Blountsville complex growing a 6.25lb bird. The farm had a gross income of \$317,000 - 344,000 over the past three years (includes incentives, which has around 6 years remaining). Cash flow projection for six flocks is \$265,000. The farm has 44+/- acres all contiguous, an additional 1.7+/- acres that is a home site is an option for the buyer to include. This is 1/4 mile from the farm on the same road as the farm. This farm is a showplace and has been well taken care of! The farm has the following features and equipment:

- ChoreTronics 2 Controllers
- ChoreTime Revolution Feed Lines with Turbo Growers
- Val Drinkers
- Brooders
- Trolley System in four houses
- Chain Walls
- Metal knee braces
- ChoreTime Cool Cell system with a concrete footer
- Bi-fold doors
- LP Gas
- Compost Shed
- Litter Shed
- Small Livestock Barn
- 12 54" Tunnel Fans
- Roof line extends over the tunnel fans
- Farm Alarm



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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