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FOR SALE

SHAKEN BREEDER FARM - FOUR HOUSE FARM IN GENEVA COUNTY, ALABAMA

2093 GOPHER RIDGE RD, SAMSON, AL 36477

\$2,700,000

This modern breeder poultry farm is a turnkey agricultural opportunity located across West Geneva County and Covington County, Alabama, situated on approximately 30± acres. Built in 2020, the farm is well-designed, efficiently operated, and contracted with Wayne-Sanderson Farms, offering strong performance and long-term production potential.

This property benefits from an excellent regional location with convenient access to key poultry supply and service hubs, supporting efficient operations and logistics. The farm is approximately 35 min to Chancellor, 47 mins to Luverne, 35 minutes to DeFuniak Springs, FL, 47 minutes to Enterprise and 33 mins to Opp, providing reliable proximity to poultry supplies, labor markets and supporting infrastructure.

Poultry Houses & Infrastructure

Four (4) 43' x 500' breeder houses

Houses are fully connected by a central breezeway, allowing for streamlined operations and reduced labor

Sonovo Packer system in place to enhance efficiency and lower labor costs

Sunlight-assist sidewalls (solid walls with sunlight-assist centers)

Valco equipment throughout, including:

Valco chain feeder lines for female

Valco Comfort nest system

Valco water lines

Valco Cool Cell cooling system

Valco vent boards

57" Valco fans

LED lighting

Choretime feed line for males

Chore-Time controller system with mobile and computer access

Chore-Time alarm system (equipment and monitoring)

Financial Highlights

Gross income: approximately \$420,000 annually

Litter income provides potential supplemental revenue

Efficient layout and modern systems help minimize ongoing operating costs

Residential Improvements

2019 32'x66" double-wide mobile home on a permanent foundation

Includes a 14' x 20' saltwater pool, offering comfortable on-site living for an owner or farm manager

Some farm equipment can be purchased separately from the real property.

Strict biosecurity protocols are in place. Absolutely no farm visits are allowed without scheduling through a PoultrySouth Team member.

All potential buyers must be prequalified before any on-farm meetings or disclosures can occur.

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.



For More Information

 256-475-0490

 psteam@poultrysouth.com

 poultrysouth.com