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FOR SALE

SILO ROAD BROILER AND CATTLE FARM - 117+/- ACRE & SEVEN HOUSE FARM IN CALHOUN COUNTY, GEORGIA

2261 SILO RD, EDISON, GA 39846

\$1,606,500

Silo Road Broiler and Cattle Farm is a diversified farm with income streams for broiler production as well as the opportunity for livestock income. This farm offers a great place to expand the poultry operation with 5 open pads where poultry houses used to be. With much of the infrastructure in place for a poultry farm, this site will make the cost of building be significantly less.

In production now there are seven 40x500 built in 1992 with major updates done in 2021. The farm currently grows for Tyson Foods Camilla Complex. This complex raises a 7.97 lb bird. Between 2022 until 2024 the gross annual income from the poultry production has been between \$350,000 to \$425,000.

If you have considered building new construction poultry houses, Silo Road Farm offers the ability to expand! As you build new houses, you can have production in the existing houses while you build.

Farm Features:

- 117+/- Acres of mostly open pasture with some cross fences
- Five open poultry house pads that were 40x500 but can be expanded
- Four deep water wells
- Two bulk storage LP Gas Tanks
- Four Generators
- Driveways and roads for semi trucks
- Multiple entry points to the farm for ingress and egress access
- Power access
- Litter Shed

Poultry House Features and 2021 Updates:

- Rotem Controllers
- ChoreTime C2Plus Feed Lines
- Plasson Water Lines
- Tube Heat in the Brood Area, Brooders in the Non Brood Area
- Feed Bins were updated in 2021
- Cross Fills were updated in 2021

South Georgia offers a great opportunity for forage production many months of the year. This tract has a gentle slope and is perfect for grazing or hay production. This is a great area for cow/calf production or small ruminants.

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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For More Information

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