



FOR SALE

SIMPSON 5 BREEDER FARM

**CO RD 29
CROSSVILLE, AL 35962**

\$625,000

SIMPSON 5 BREEDER FARM

DISCOVER THE EXCEPTIONAL VALUE OF SIMPSON 5 BREEDER FARM, A WELL-MAINTAINED TWO HOUSE POULTRY BREEDER OPERATION NEAR CROSSVILLE, ALABAMA. SPANNING 12+/- ACRES, THIS FARM IS DESIGNED FOR BOTH PRODUCTIVITY AND COMFORT, WITH SUBSTANTIAL UPDATES COMPLETED IN 2023 AND 2026. THE FARM CURRENTLY GROWS FOR WAYNE SANDERSON. A FRESH FLOCK OF BIRDS IS BEING PLACED IN OCTOBER 2026. THE GROSS INCOME FOR 2025 WAS \$220,000 (THIS INCLUDES BONUSES AND PULLET PAY). THE CURRENT PAY IS \$.64 PER DOZEN WITH A PLACEMENT OF 9200 HENS PER HOUSE.

FARM DETAILS:

- TWO 40' X 400' BREEDER HOUSES (BUILT IN 2001, MAJOR UPDATES IN 2023 AND 2026):
 - NEW WOOD SLATS AND FRONTS IN HOUSE 1 IN 2023
 - ALL NEW BIG DUTCH ROOSTER PANS AND HOPPERS IN 2023
 - 2 NEW ROOSTER FEED BINS WITH BINTRAC WEIGH SCALES IN 2023
 - NEW LUBING DRINKERS, LED LIGHTS, VENT BOARD MACHINES, AND EGG BELTS IN 2023
 - UPGRADED HEN FEEDER CORNERS, FILL SYSTEM PIPES, AND DIGITAL WATER METERS IN 2023
 - AGRI ALERT ALARM SYSTEM AND STENNER MEDICATORS
 - CURTAINS REPLACED IN 2024
 - NEW FEMALE FEED DRIVE MOTORS AND HOPPERS IN 2026
 - NEW LIGHT BULBS IN 2026

ADDITIONAL FEATURES:

- DRY STACK, FENCED PASTURE, AND CLEARED ACREAGE FOR VERSATILE USE
- COMPOST SHED BUILT IN 2025



For More Information

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 poultrysouth.com

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