



POULTRYSOUTH.COM

FOR SALE

PRICE REDUCED!! SPAIN FARM- 8 HOUSE BROILER FARM IN MARION COUNTY, AL

1583 CO HWY 366 BER CREEK, AL 35543

\$1,390,000

Spain Farm is a high-performing, eight-house broiler operation located in the Bear Creek community of Marion County, Alabama. Situated on 34+/- acres at the end of a quiet county road, this farm offers exceptional privacy paired with strong, consistent income—making it an ideal opportunity for both new and expanding growers.

Income & Operation:

- Projected gross annual income: \$450,000+
- Currently growing a 4 lb bird for MarJac Farms
- 35-day grow-out cycle
- Proven production history at a competitive price point

Poultry Houses:

- Eight (8) houses – 40' x 500'
 - Seven built in 1998
 - One built in 2007

Equipment & Features:

- Chore Time C2 Plus feed lines
- Lubing water lines
- Grower Select brooders
- Rotem Platinum Plus controllers
- Acme fans
- LED lighting with dimmers
- Solid sidewalls for improved insulation & biosecurity
- New bi-fold doors and tunnel curtains
- Two backup generators
- Radio alarm system
- Natural gas
- Well water + city water

Residence & Improvements:

- 2006 double-wide mobile home
- 4 bedrooms, 2 baths
- Large carport with addition

Highlights:

- Strong income at this price level
- End-of-the-road privacy
- Well-maintained, efficient layout
- Turnkey opportunity in a desirable poultry region

Additional Notes:

Poultry farms are bio-secure facilities. ABSOLUTELY NO FARM VISITS WITHOUT AN APPOINTMENT. All potential buyers must be prequalified with the PoultrySouth Team prior to scheduling a visit.



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.

