

# FOR SALE

## UNOLE FARM

5 MEGA-HOUSE BROILER FARM IN CHATTOOGA COUNTY, GA

# \$3,299,000



Unole Farm is a 5 Mega house broiler farm on 34+/- acre with home and pastureland outside Lyerly Georgia growing for Pilgrim's Pride out of Chattanooga. The 66x600 mega houses were built (2) in 2014 and (3) in 2012. This is a fantastically well cared for farm and these houses should last the new owner a long, long time.

The home is a ranch house with large porch, a beautiful view of the farm, with 6 total bedrooms and a detached garage/workshop and carport. The surrounding acreage is fenced and has been producing a hay crop. There are even automatic waterers in place in the pasture.

The poultry farm has 2 large stackhouses 40x165 and 40x130, a shed and enclosed equipment and parts room at the water well, and an enclosed supply room at the generator shed as well.

#### Poultry Farm Features:

- Well water and City water
- Natural Gas
- LB White Tube heaters
- Rotem Platinum Plus Controllers with Expanded Backup and Communicators
- Two Generators
- Extra Parts Supply
- 6x6 post in solid-side chainwall
- LED Overdrive lights

Annual gross income on Unole Farm is near \$550,000 to \$620,000 depending on the number of flocks. Base pay on the farm is 7.79 cents per pound. With performance adjustments and energy allowance possible. There is about 3 years left of new house incentive on 2 of the houses as well. There is a 6 flock minimum and a 4.4 lb target weight on a 40 day bird. Total placement on the farm is usually about 264,000 birds. Seller has averaged 7 flocks per year for the last few years and currently has under 20 days out time between flocks. Litter income is a possibility on the farm as well, with ample storage to help you get the best price. This farm is a money maker and a great place to call home.

## FOR MORE INFORMATION

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