



POULTRYSOUTH.COM

FOR SALE

WELLINGTON BREEDER FARM

190 VERBON GEORGE RD WELLINGTON, AL

\$750,000



Wellington Breeder Farm - Wellington Farm is a two house breeder farm located in Northern Calhoun County, AL. This farm is convenient to Anniston and Gadsden, AL. The farm produces for Koch Foods Fair Knoll Hatchery for the Ashland and Pine Mountain Complex.

The poultry houses are 40x400 and were put into production in June 2018. These houses have Big Dutchman nests with double plastic belts, wood slats, Big Dutchman chain female feeders, ChoreTime Male Feeders, Lubing Drinkers, Rotem Controllers, and Big Dutchman egg tables. The farm operates on city water and a well. There is another poultry house pad that is a great place to add one or two more houses. Gross annual income will be around \$170,000-\$185,000 depending on the bonus amounts. The farm consists of mostly creek-side bottom land along Ohatchee Creek. This farm has extensive frontage along this creek that creates some great bottom land pastures. There are several home sites on the farm.

Poultry farms are bio-secure facilities. Absolutely no visits to the farm without an appointment. All potential purchasers must be prequalified with the PoultrySouth Team prior to scheduling a farm visit. Agents: The PoultrySouth Team at Southeastern Land Group offers Broker Participation for those agents wishing to bring a buyer to any of the farms we have listed. Reach out by email and request the Broker Participation Agreement.

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.

