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# FOR SALE

**PRICE REDUCED - WING BREEDER FARM -  
THREE HOUSE BREEDER FARM IN CATAWBA  
COUNTY, NC**

9173 COOKSVILLE RD, VALE, NC

**\$1,149,000**



Wing Breeder Farm is a three-house breeder farm located in Catawba County, North Carolina in the quiet community of Vale, convenient to Hickory, Morganton, and Shelby, NC. The farm consists of two 40x400' breeder houses built in 2010 and one 40x400' breeder houses built in 2012. Wing Breeder Farm currently grows for Case Farms and has an annual egg pay income that historically has been around \$210,000, plus bonus and litter sales. Bird placement is around 9100 hens per house.

With updates the egg pay will be \$.575 per dozen. This farm has potential for significant additional income through raises and production bonuses. Seller has agreed to provide the buyer with a concession for all required upgrades required by the integrator at time of closing. The farm includes 18+/- acres of land as well as a double-wide Mobile home and outbuildings located near the front of the farm.

Farm features include:

- 30x30' Shop adjacent to the breeder houses
- 40x110' Stacking shed built in 2016 with compost bins
- Cumberland Nest Boxes
- Wood Slats
- Burch cooler units for egg rooms
- Lubing Drinker Lines
- Cumberland 54" fans
- LED Lighting
- Hired Hand Controllers
- Two deep wells
- Bury permit for mortality
- Two Generators

## For More Information

 256-475-0490

 [psteam@poultrysouth.com](mailto:psteam@poultrysouth.com)

 [poultrysouth.com](http://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.

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