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FOR SALE

LIGHT BROILER FARM

1130 CO RD 1805
ARAB, AL 36015

\$400,000

Light Broiler Farm is a four house broiler farm located in Eastern Cullman County near Arab, Alabama. This farm has four 42x400 houses built in 2011. The farm currently grows for Ingram Farms. Tyson is also interested in production on this farm.

Features and equipment on the farm:

- 10+/- Acres
- Litter Barn with compost bays
- Hired Hand Controllers
- Big Dutchman Feed Lines
- Digital Backups
- Val Drinkers
- Brooders
- LED Lights
- 4x6 posts with a 4x6 litter push board
- Feed Bins and Fill Systems installed in 2025
- Two houses have poly tunnel fans, two houses have metal tunnel fans

With Ingram Farms the projected gross annual income is \$180,000 - \$190,000. Any buyer that chooses to stay with Ingram Farms will have to bring \$200,000 for a down payment. Ingram Farms will not offer a contract that satisfies FSA or SBA Guaranteed Loans.

The farm can be converted to Tyson with \$240,000 of updates. The projected gross annual income would be \$225,000. A buyer will need \$150,000 to \$165,000 for a down payment.

Currently the farm has a singlewide mobile home and an older double wide mobile home.



For More Information

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🌐 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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