

# 8+/- acres in Lawrence County, Tennessee

Prince GGP Breeder farm is located on 8+/- acres outside the farming community of Lawrenceburg, Tennessee on a rural paved county road and is contracted with Aviagen to produce breeder hen eggs. Historically gross annual income on this farm averages \$170,000-\$175,000, and they just received a raise that will push that even higher. This is a very advanced production facility built to a standard far beyond most poultry houses to insure farm security, farm longevity, and good production. The 50x400 house was originally constructed in 2015 with recently reconstructed trusses and sidewalls to meet the most up-to-date standards for GGP farms.

GGP means Great Grand Parent. These are the birds that start the production process that leads through the 5 stages poultry production. The income is STEADY, the integrator pays for many of the farm expenses, and this facility is maintained to the highest standards. Expenses to the owner of this farm are as low as you will see in poultry production. PLUS, the seller is offering a \$100,000 credit at closing to go toward helping a buyer with putting a home on the property.

Farm has city and well water, propane gas with automatic level sensors, solid concrete floors throughout, metal-lined interior walls and ceiling, incinerator for mortality, water storage for backup, Taylor generator, Cumberland controllers, bathroom in the work area, showers for bio-security, and a perimeter fence for bio-security. This seller has put in the work around the house as well with thousands of dollars of rock placed to make maintenance and access easier, and provide control of drainage.

This farm is absolutely bio-secure. No admittance to this farm. You must have a PoultrySouth team member with you for a showing. No showings will be permitted until the potential purchaser has shown proof of at least \$175,000 available for down payment on the farm. Contact a PoultrySouth Team member to get pre qualified.

**Poultry Farm • \$799,000**

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