

# 13.50+/- acres in DeKalb County, Alabama

Westbrook Broiler Farm – 4 House Broiler Farm in Dekalb County, AL

Westbrook Broiler Farm is a four house broiler farm located near Fyffe in Dekalb County, Alabama. The houses are 42×500 and were built in 2006. Currently growing for Pilgrims Guntersville complex growing 5 flocks per year. The gross annual income has been \$200,000 to \$220,000.

The farm has the following equipment:

Rotem Controllers

ChoreTime C2Plus feed lines with Turbo Growers

New Drinkers installed in 2023

Brooders

Center house brood area

LED Lights

One solid side wall, one curtain side wall

Compost for mortality as well as an incinerator

City Water and Natural Gas

The farm will require some updates. Known updates are a well or a back up water source or water storage, Tunnel doors, and 15' of cool cell space added.

The farm offers some nice home sites with utilities being available nearby. The land is mostly open and can be used for pasture for livestock. A PoultrySouth Team Member can assist any buyer with locating a mobile home and the process of setting up a mobile home on this farm.

**\*\*\*OWNER FINANCING AVAILABLE\*\*\***

The seller will offer owner financing with approved credit. Terms for the owner financing are \$200,000 down payment, three year term length with a balloon payment, payment made by assignment from each flock, and the interest rate to be negotiated (but will be competitive with banks). Owner financing the farm will eliminate many closing costs associated with financing through a lender. Other terms may apply not mentioned here.



**Southeastern**  
LAND GROUP



The buyer is responsible for any updates not completed by the seller. The seller has completed several of the required updates.

Poultry farms are biosecure 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.

**Poultry Farm • \$745,000**

**View online at <http://selg.biz/9156>**

[selandgroup.com](http://selandgroup.com)

| 1-866-751-LAND











Google

Imagery ©2024 Maxar Technologies

[selandgroup.com](http://selandgroup.com)

1-866-751-LAND







