

# 35+/- acres in Randolph County, Alabama

**Cook and Sons Broiler Farm** is a four house broiler farm located near Graham, Alabama in Randolph County. This farm has four 40×500 houses built in 1995 with many updates since then. The farm has 35+/- acres that is mostly timberland. There is a nice stream on the property.

The farm currently grows for Koch Foods Pine Mountain Complex growing a big bird. Pilgrims Carrollton is also an option in this area, this is a small bird complex.

The farm has the following features:

- Rotem Controllers
- Brooders
- Solid side walls with spray foam insulation
- ChoreTime C2Plus Feeders
- Lubing Drinkers
- Two houses have Turbo Growers for brood feeding
- LED lights
- Well and City Water
- Freezers for mortality

Cook and Sons Farm is located near the Georgia line and is only an hour from the Western side of Atlanta, 15 minutes to Interstate 20, 20 minutes to Carrollton, GA, and 10 minutes from Bowdon, GA. The farm has several home sites that can be set up for a mobile home or to build a home.

**The seller will offer a \$20,000 concession to the buyer at closing for use on establishing a dwelling on the farm.**

This farm is a bio secure area, and NO visitors are allowed on the farm unless a PoultrySouth Team Member is present. All potential purchasers must be prequalified with a PoultrySouth



**Southeastern**  
LAND GROUP



Team member prior to any farm visits. Minimum cash down payments and/or equity may apply in order to prequalify.

Contact the PoultrySouth Team today to find out how to get prequalified so that we can help you find a poultry farm that suits your needs. Any agents wishing to show this farm must provide proof of their clients down payment for approval by the seller and PoultrySouth. All agents wishing to show the farm co-broker must fill out a SELG/PoultrySouth Co-Brokerage Agreement before any showing can be set up.

**Poultry Farm • \$699,000**

**View online at <http://selg.biz/9229>**

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