

93+/- acres in Etowah County, Alabama

4M Farm is a four house broiler farm on 93+/- acres. The land is mostly open hay ground, but could be fenced easily for livestock. The brick home is a three bedroom and three bath home. There is a lake on the farm that is perfectly located for an afternoon of fishing after working on the farm.

The poultry houses are 40×500 built in 2003. The farm currently grows for Tyson Foods and are Tier 2 in updates.

The Poultry Farm has the following equipment and features:

- Rotem Controllers
- Tube Heat
- Solid Exterior and Interior Walls
- Val Water Lines
- Natural Gas
- Well and City Water
- Compost for mortality disposal

The farm has a historical gross annual income of \$225,000. The remainder of the farm has been in hay production and there is also potential income from hay or livestock on the farm. There is a fully enclosed shop, hay barn, equipment barns, and other storage sheds on the farm.

*****The Farm has a cell phone tower that has a monthly income of \$600 per month that transfers to the new owner of 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 Team member prior to any farm visits. Minimum cash down payments and/or equity may apply in order to prequalify.



Southeastern
LAND GROUP



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 • \$1,400,000
View online at <http://selg.biz/4973>

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