

78+/- acres in Talladega County, Alabama

Tom's Broiler Farm – Eight House Broiler Farm with MEGAS in Talladega County, AL

Tom's Broiler Farm is an 8 house farm that includes two mega houses located near Lincoln, Alabama in Talladega County. The farm grows a 4lb bird for Koch Foods Gadsden Complex. Historical gross annual income is \$600,000+. The houses sizes and build dates are:

Houses 1&2 40×500 built in 2005

Houses 3&4 66×600 built in 2015

House 5&6 40×400 built in 1997

Houses 7&8 40×500 built in 2003

The farm has 78+/- acres that is all fenced and cross fenced pasture, excluding the area around the poultry houses. A nice stocked lake is a great addition to this farm.

The dwelling is very secluded and sits on the highest elevation on the farm and gives you a complete view of the entire farm. The home is a 4 bedroom 3.5 bath, two story home with the master bedroom on the main floor. Other features include an enclosed two car garage, inground pool, hot tub with its on building, hardwood floors on the main level.

The Poultry House equipment and features include:

ChoreTronics 2 Controllers

C2 Plus Feeders with turbo growers

Two houses have spray foam insulation, 6 have solid walls

Three Diesel Generators

Wells and City Water (City Water is currently being used)

Brooders for heat

LED Lights

Updates known are brooders in the back of 4 houses

Mortality disposal through compost and there are two incinerators on the farm

The farm has a large litter shed/compost shed that has a side shed for equipment storage. This barn has a small enclosed shop area. There is a second barn that is fully enclosed for hay and equipment storage.

Tom's Farm is located just minutes from Lincoln, AL, Interstate 20, Oxford, AL, and Pell City, AL. The farm presents an opportunity for a diversified income stream from livestock and poultry.

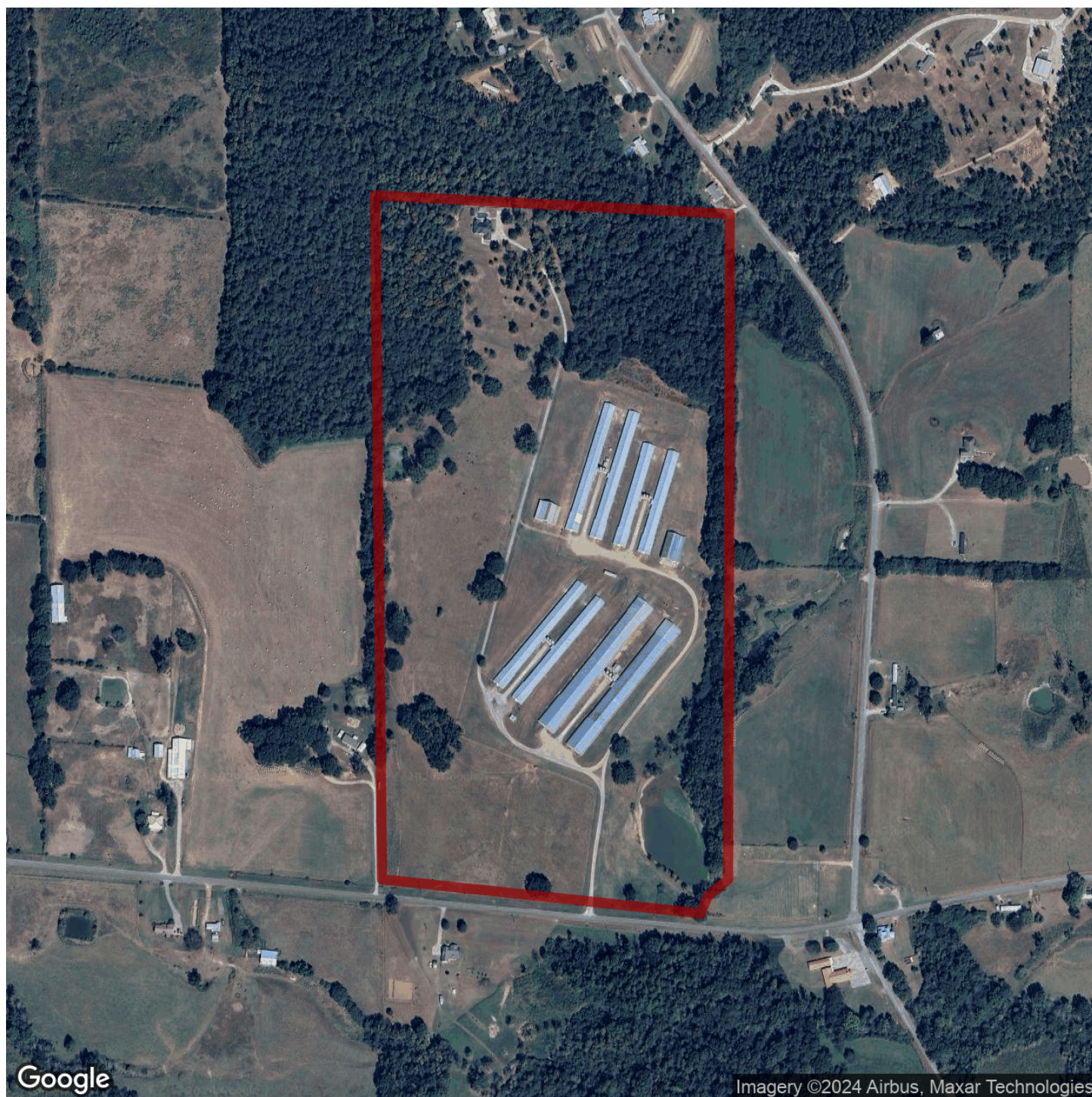
The following equipment will convey with the farm: Kubota 7040 with a front end loader, KMC House Keeper, House Blower, and Two Rotary Mowers.

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. 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 and co-broker must fill out a SELG/PoultrySouth Co-Brokerage Agreement before any showing can be set up.

Poultry Farm • \$3,300,000

View online at <http://selg.biz/1792>





Google

Imagery ©2024 Airbus, Maxar Technologies

selandgroup.com

1-866-751-LAND



