

27+/- acres in Etowah County, Alabama

Amazing Grace Farm - Four House Broiler Farm Boaz, AL

Amazing Grace Farm is a four house Broiler Farm located near Boaz, AL in Etowah County. This farm is a well kept turn key farm with four bedroom two story home, fenced pasture, 27+/- acres, shop, Equipment Shed, Workshop, and a nice lake. The farm grows a 7 lb bird for Pilgrims' Guntersville complex.

Two houses are 40x500 and two houses are 40x400 all built in 2000. The farm has a gross annual income of around \$230,000 with a recent pay raise to \$.0725 per lb. Here are some features on the farm:

- ChoreTronics Model 32 controllers
- Val Drinkers
- ChoreTime C2Plus feed lines in two houses
- Brooders and Tube Heat
- LED lights
- Natural Gas
- City Water and one well
- Solid sidewalls, spray foam interior walls with a knee board
- 40x140 litter shed
- Composter for mortality

If you are searching for a farm that has a good income, nice home, room for livestock, and more DO NOT MISS Amazing Grace Farm. One side note, this farm has many mature oaks that offer shaded areas in the yard as well as around the lake. You have to see it to appreciate it. Also the driveway access for the dwelling is not used by semi trucks for the farm. This keeps the home and lake area more private.

An additional 11+/- acres can be purchased separately, but is not included in this price.

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



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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 • \$975,000

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