

# 34+/- acres in Chattooga County, Georgia

Unole Farm is a 5 Mega house broiler farm on 34+/- acre with home and pastureland outside Lyerly Georgia growing for Pilgrim's Pride out of Chattanooga. The 66x600 mega houses were built (2) in 2014 and (3) in 2012. This is a fantastically well cared for farm and these houses should last the new owner a long, long time. Take a look at the photos.

The home is a ranch house with large porch, a beautiful view of the farm, with 6 total bedrooms and a detached garage/workshop and carport. The surrounding acreage is fenced and has been producing a hay crop. There are even automatic waterers in place in the pasture.

The poultry farm has 2 large stackhouses 40x165 and 40x130, a shed and enclosed equipment and parts room at the water well, and an enclosed supply room at the generator shed as well.

## Poultry Farm Features:

- Well water and City water
- Natural Gas
- LB White Tube heaters
- Rotem Platinum Plus Controllers with Expanded Backup and Communicators
- Two Generators
- Extra Parts Supply
- 6x6 post in solid-side chainwall
- LED Overdrive lights

Annual gross income on Unole Farm is near \$550,000 to \$620,000 depending on the number of flocks. Base pay on the farm is 7.79 cents per pound. With performance adjustments and energy allowance possible. There is about 3 years left of new house incentive on 2 of the houses as well. There is a 6 flock minimum and a 4.4 lb target weight on a 40 day bird. Total placement on the farm is usually about 264,000 birds. Seller has averaged 7 flocks per year for the last few years and currently has under 20 days out time between flocks.



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Litter income is a possibility on the farm as well, with ample storage to help you get the best price. This farm is a money maker and a great place to call home.

Chattanooga and Atlanta are about 1 hour away. Rome, Georgia is about half an hour.

Interested buyers should be able to prove at least \$500,000 available for down payment, or have equity and other income sufficient. Talk with your PoultrySouth team member to see if you qualify. 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.

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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 • \$3,299,000**  
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