

50+/- acres in Russell County, Alabama

Sundowner Farm is an eight house Broiler Farm located near Eufaula, Alabama in Russell County. The farm has 8 40x400 houses built in 1998. They currently grow for Tyson Foods raising a 4lb bird on a 42 day growout. The farm has 50+/- acres and a brick home. The home is a three bedroom two bath home with a rocking chair front porch. The gross annual income has been \$260,000 annually. This farm recently received a raise.

The farm has the following equipment:

ChoreTronics Controllers

ChoreTime Feed Lines

SpaceRay Brooders

LED lights

Compost Shed to be completed by the seller before closing if time allows

Well and City Water

LP gas

Valco Drinkers Lines were replaced in 2021

Fans have all been updated in the past 4 years

Update needed is to add metal over the curtain area on the exterior of the houses. Seller is giving a \$50,000 concession toward this at closing.

Each house has a storage room on the front of the house and the control rooms are very large

Each house has an independent driveway for the feed truck to fill bins

Each house has two bins just for that house

A list of farm equipment that will remain with the farm can be provided to any buyer prospect.

This farm is a very unique farm in the set up and design. There is an office/apartment building at the gated entrance. There are two apartments built in this building. The farm is located on US Hwy 431 with easy access to Eufaula and is less than an hour away from Auburn University.

Poultry farms are biosecure facilities. Absolutely no visits to the farm without an appointment. All potential



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purchasers must be prequalified with the PoultrySouth Team prior to scheduling a farm visit.

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 • \$1,350,000

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