

42+/- acres in St. Clair County, Alabama

PRICE REDUCED!

Miracle Valley Farm – Three House Broiler Farm in St. Clair County, AL

Miracle Valley Farm is a three house broiler farm located near Springville, AL in Saint Clair County. This farm has three 40×400 houses built in 2000 and 2006. Sitting on 42+/- acres of mostly rolling green pastures, the farm has the ability to run livestock as well. The home on the farm was built in 2008 and is a three bedroom and three bathroom home. The brick home also has an inground pool that has breathtaking views from the deck and the pool. A two car garage is attached.

The poultry houses grow a 6.5 lb bird on a 45 day grow out for Pilgrims Guntersville complex. The farm has a projected cash flow of \$120,000 on 5.2 flocks per year .

Recent Updates on the farm in 2023:

- All new brooders
- All new Drinkers
- House 2 New Feed Lines
- New BiFold Doors on all houses
- New Cool Cell Pads on all houses

Poultry House Equipment

- Rotem Controllers
- Compost Shed for Mortality
- Litter Scrape Boards
- Well and City Water
- LP Gas

The farm is very secluded but still convenient to Springville, Pell City, Ashville, Trussville, Interstate 59, US Hwy



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411 and 231, and Interstate 20. For most buyers this farm will require some off the farm income, the location offers many options for off the farm income.

The home has hardwood floors, screened in porch, in ground pool, basement, two car enclosed garage, and a formal dining room.

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.

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 • \$799,000

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