

160+/- acres in Lamar County, Georgia

Haddock Broiler Farm is a rare opportunity to purchase 16 broiler houses near the town of Barnesville, Georgia in Lamar County. The farm has 16 40×500 houses. Five houses built in 2007, four houses built in 2001, six houses built in 1995, and one house built in 2022. This farm grows for Perdue raising a 35 day old bird on 5.5 flocks per year. The farm sits on 160+/- acres. There is a large 32x48 shop with an area that could easily be converted into living quarters complete with HVAC and heat. The gross annual income has been around \$800,000. This farm recently received a raise. A noteworthy feature of this farm is all 16 houses are solar powered keeping the energy cost low.

The farm has the following equipment:

- Chore-tronics Controllers
- ChoreTime Feed Lines
- Radiant brooders
- LED lights
- Water wells
- 30,000 gallon propane tank
- Incinerator
- Tunnel doors
- Diesel generators
- Stir fans

This farm is a very unique farm in the set up and design. The farm is located off of US Hwy 36 with easy access to Barnesville or Griffin, Georgia, and is approximately one hour away from Atlanta, Georgia.

Haddock Farms is an investment-grade farm with great income and can be a turn-key operation.



Where else can you purchase a farm with this much square footage in production and receive a paycheck within 45+/- days?

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 • \$4,500,000
View online at <http://selg.biz/7837>

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