

41+/- acres in Marion County, Alabama

Mobley Broiler Farm is a 2 house broiler poultry farm with a 5 bedroom, 3 bath farmhouse, 41+/- acres, pond, pastures, and barns. The farm is contracted with MarJac growing a 4 lb bird and averaging 7 flocks a year. There are three 40x400 houses built in 2003. Two of the houses are currently in production with no upgrades expected. This farm has natural gas too! There were many updates recently completed. The farm is located just moments away from I-22. There are several fenced pastures, a hayfield, nice hardwood trees in the yard and the pond is stocked with catfish, crappie, and bream.

Farm Features Include:

- Built in 2003 and recently upgraded
- Natural Gas
- Lubing Drinkers
- LED Lights
- Evolution 3000 Controlers
- Backup Generator
- Solid Sidewalls
- 40x80 Drystack
- 30x40 Barn

Farmhouse features Include:

- 5 Bedrooms and 3 Baths
- Full Basement with Storm Room
- Full kitchen on ground level, another full kitchen in the basement
- 2 car carport
- Central heating and air
- Gas Fireplace
- Screen porch overlooking farm



Southeastern
LAND GROUP



The third poultry house has not been considered of value in the transaction and is not in production. The pad it is on plus the one beside it where there is 1/2 of another poultry house could potentially be used for future expansion of the farm.

This is a great opportunity for someone looking to get started farming.

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 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.

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 • \$550,000
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