

17+/- acres in Henry County, Alabama

Sundown Breeder Farm – 4 House Farm in Henry County, Alabama

Sundown Breeder Farm is a four house breeder farm located near the town of Newville and city of Headland, AL in Henry County. The farm has two 40×600 houses built in 2007, one 42×500 built in 2017, and one 42×500 built in 2019. The farm grows for Wayne Sanderson's Dothan Complex. The farm has 17+/- acres with a site built dwelling on the farm.

The farm has the following equipment and features:

ChoreTime Pan Hen Feeders ChoreTime Pan Rooster Feeders ChoreTime Nests in the 2017 and 2019 houses Burch Cooler Units in egg rooms ChoreTime Controllers Metal Knee Braces Well Water Incinerator for mortality

The farm recieves around 13,750 hens per house. The current pay is \$.55 per dozen eggs. The gross annual income has been \$400,000 per year, but that was at \$.53 per dozen. At \$.55 per dozen the gross income should be higher.

The seller is giving the buyer a concession of \$561,000 to cover the updates for the farm. Majority of those updates are on the 40×600 houses. This includes new nests and slats in those houses. A quote is available for review for qualified buyers.

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

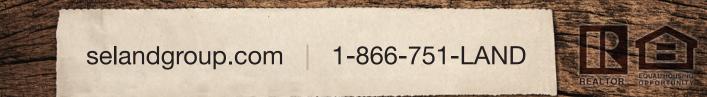
1-866-751-LAND

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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 · \$2,100,000 View online at http://selg.biz/1134

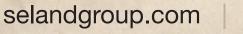






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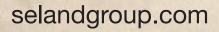


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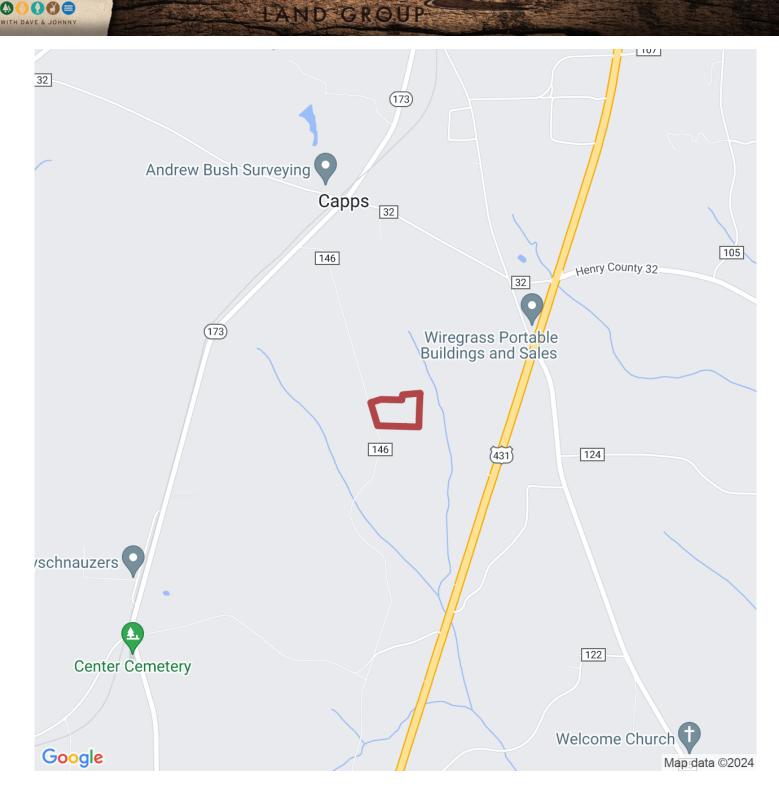




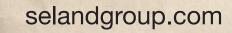
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