

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 receives 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



Southeastern
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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

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