

12+/- acres in Lawrence County, Tennessee

Clifton Farm – Aviagen GP Farm Lawrence Co, TN

Clifton Farm is an Aviagen Breeder Hen Farm located near Leoma, TN in Lawrence County. This farm has two 40x400 (production space) houses on 12+/- acres of land. This farm was built in 2016. The farm supplies hatching eggs that are the grandparent breeding stock for the Broiler industry. This farm has grossed around \$220,000 - \$230,000 per year (Square Footage Pay and Bonus Pay). The farm is paid per square foot with the opportunity for bonuses on each flock. Annual operating expenses have been around \$55,000 annually (Labor, Utilities, Insurance). This farm has great cash flow and is a great set up for a family operation.

The farm is set up to be a totally bio secure environment for the birds. These houses are solid side walls, 8 tunnel fans, bi fold back door, Hired Hand Controllers, Wood Slats, Concrete Floors, Curbed walls, Security fence with electric rodent control and a concrete footer, bio security gravel belt, Dutchman Chain Hen Feeders, Dutchman Pan Rooster Feeders, Incinerator for mortality disposal, well and city water, one climate controlled egg room, men's and women's wash down showers, bathrooms, and feed scale rooms.

The farm has 12+/- acres which has several nice home sites. Most of the land is open.

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.

No one will be allowed access inside these houses while birds are present. All showings are from a safe distance to abide by all bio security policies in place.

Poultry Farm • \$975,000

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