

60+/- acres in Randolph County, Alabama

Well Done Breeder Farm – Three House Farm in Randolph County, AL

Well Done Breeder Farm is a 3 house Breeder Hen Farm located in southern Randolph County near Wadley. This farm has two 40×400 houses built in 2019 and one 40×400 houses that have been updated in 2020 and 2021. The farm has 60+/- acres that includes cross fenced pasture and Cedar Creek frontage. The farm has a three bedroom two bathroom home with an inground pool. There is a shop that has living quarters included. There are several other barns and sheds including a barn with cattle working facilities.

The poultry houses built in 2019 has the following equipment:

- Rotem Controllers
- Munters Fans and Fan Controllers
- Shenandoah Nests
- Plastic Slats
- Big Dutchman Chain Hen Feeders
- Lubing Drinkers
- Three clean out bi-fold doors
- Concrete Slat perch
- Adjoining breezeway with one egg room
- Independent Nest Winching
- Diesel

Updates to the other poultry house that was updated in 2020 and 2021 include:

- New Rooster Feeders and Fill System
- Shenandoah Nests
- New fans
- New cable and strings
- New curtains



New roof on house 1, partial new roof on house 2

New tri-ply and insulation

New slats

Projected Income should be around \$225,000 to \$235,000 annually (egg pay and bonuses based off of the Koch Foods projection)

There are other pads for future expansion.

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 • \$1,450,000
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