

# 40+/- acres in DeKalb County, Alabama

Elmore Broiler Farm is a 6 house broiler farm located in DeKalb County, AL in the community of Flat Rock, located about 30 minutes out of Chattanooga TN. The farm sits on about 40+/- acres and has a large two level brick home with a partially finished daylight basement. The home overlooks a pond on the property that the seller has bass and bream in it. There are several other buildings on the farm including a red cattle barn with working pens, a large shop building and a litter stackhouse.

The farm has been growing for Pilgrim's Chattanooga. Gross income potential on this farm is \$350,000+ annually. The farm will need some updates, but at this price point, you won't find a farm with more potential. A new farmer that's willing to work on this farm could build equity here very quickly.

There are two 42x500 houses built in 2004, two 42x500 houses built in 2002, and two 40x500 houses built in 1997. Seller did many updates about 3 years ago. Houses are equipped with Rotem Controls and Communicators.

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 • \$1,390,000**  
**View online at <http://selg.biz/4820>**













