

36+/- acres in DeKalb County, Alabama

Anderson Broiler Farm – Four House Farm in Dekalb County, Alabama

The Anderson Broiler Farm is in the Tenbroeck Community between Fyffe and Geraldine in Dekalb County Alabama. The farm consists of 4 – 40'x 500' broiler houses contracted with Pilgrims Guntersville. The farm grows a 6.5lb to 7lb bird on a 49 day grow out, and averages 5.5 flocks per year. There is 36 +/- acres that comes with the farm with the majority being fenced pasture and a large garden spot at the south end of the poultry houses. Also, on the farm or 2 mobile homes 1 currently rented at \$800.00 per month and the other needs some cosmetic repairs but could easily be made live able and rented or used by an owner to live in. There are several nice homesites on the property. The poultry houses were built in '91 and '93 and have been well maintained.

The gross annual income in 2023 was \$175,000.

Poultry Farm Features:

Rotem Controllers 2018

135 KW Taylor Generator

LED Lights w/ Dimmers

Turbo Grows

Tunnel Doors

85' Cool Cells

L.B. White Tube Heat Front and Back 2020

Natural Gas

City Water and 3 Wells on the Property that could be connected for back up.

Bi-Fold Doors

Dry Stack and Composter for Mortality

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.



Southeastern
LAND GROUP



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.

The seller will prefer offers that can facilitate conventional financing that may require up to 30% as a down payment.

Poultry Farm • \$675,000

View online at <http://selg.biz/3986>

selandgroup.com | 1-866-751-LAND









