

# 24.5+/- acres in Jeff Davis County, Georgia

Gator Bait Farm is a 5 house breeder hen farm located near Hazelhurst, Georgia. This farm currently grows for Pilgrims Douglas Complex. Three of the houses are 40×500 built in 2017 and two of the houses are 40×600 built in 1992 but recently updated. This farm has 24.5+/- Acres and a doublewide mobile home. The farm has a gross annual income of \$475,000 – 500,000.

The three 40×500 houses built in 2017:

Solid Side Walls  
Chain Walls  
ChoreTronics 3 Controllers  
\$.56 per dozen pay scale

The two 40×600 houses built in 1992:

Nests were replaced in 2013  
Hen Feeders replaced in 2021  
Drinkers replaced in 2020  
Some wiring was updated in 2015  
Cool Cell Pads have been updated recently  
\$.52 per dozen pay scale

There are a few updates these houses will need. Controllers, Re-cable nests, nest spacing gaps adjusted

Gator Bait Farm is a great opportunity for someone to step into a high income producing farm with newer houses and recently updates on the 600' houses. Additional land can be purchased with the farm at an additional cost.

Gator Bait Farm is a Bio Secure Area. No visitors are allowed on the farm unless a PoultrySouth Team Member is present. All prospective buyers will have to prove a down payment of at least \$350,000 before any visit can



**Southeastern**  
LAND GROUP



be made. Request a copy of "Qualify to Visit a Poultry Farm" from a PoultrySouth Team Member. All showings to this farm must be set up at least 72 hours in advance of arrival.

**Poultry Farm • \$2,100,000**  
**View online at <http://selg.biz/1561>**

[selandgroup.com](http://selandgroup.com) | 1-866-751-LAND















