

# 21+/- acres in Franklin County, Alabama

Spring Creek Farm – 8 House Broiler Farm – Franklin County, AL

Spring Creek Farm is an eight house broiler farm located in Franklin County, AL near Russellville. This farm has 8 40x500 houses built in 2000. The farm grows the big bird for Pilgrims out of Russellville, AL on a 63 day growout. The farm has a historical gross annual income on 4 flocks per year at \$380,000-400,000 and on 5 flocks per year \$450,000-475,000. The farm has a dwelling that is a 3 Bedroom and 2 bathroom.

Equipment in the poultry houses include:

Spray Foamed interior walls with a scrape board

Solid exterior walls

Rotem Controllers

Well and City Water with water storage tanks

Natural Gas

Digital Backups

Two generators (additional generators may have to be added to meet Pilgrims KW requirement per house)

Mortality will be incinerator or add compost bays to the litter shed. There are two older incinerators on the farm.

Cumberland Feed Lines

Lubing Drinker Lines

Center House Brood

Large Litter Barn that can be fitted with compost bays

The farm has 21+/- acres and is located down a long easement road. The farm is very secluded and private. The farm has some fenced pasture. There is a small shop on the farm as well. This farm is a great producing farm with the opportunity for a new owner to come into a well maintained farm.

This farm is located around 15 minutes from the city of Russellville and around 30 minutes from the Muscle Shoals/Florence area.



**Southeastern**  
LAND GROUP



Spring Creek Broiler Farm is a bio secure area. No visitors are allowed unless a PoultrySouth Team Member is present. All visitors must prove a down payment capability of at least \$300,000 in cash or other equitable assets. A PoultrySouth Team Member can provide you with "Qualify for a Poultry Farm" upon request. Real Estate Agents wishing to show the farm should contact a PoultrySouth Team Member for a Co-Brokerage Agreement. No spur of the moment showings are allowed.

Disclaimer: This farm currently has mortality freezers on the farm. River Valley the company contracted for these freezers will not renew a contract for any farm in this area if it sells. Mortality disposal will be the responsibility of the buyer to establish and set up. No farm equipment is included in this price. Farm equipment can be purchased separately, please request a price list for these items. Additional down payment will be required for the purchase of the farm equipment. The buyer will be required to enter a road maintenance agreement at closing to cover the future shared cost of the maintenance of the ingress and egress easement and bridge.

**Poultry Farm • \$1,799,000**  
**View online at <http://selg.biz/9258>**

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