

35+/- acres in Polk County, Tennessee

McConnell Broiler Farm is a 6 house broiler poultry farm for sale on 35+/- acres located near Ocoee Tennessee in Polk County. McConnell Farm has a historic annual gross income of over \$400,000. Three of the 54x500 Mega houses were built in 2014 and three were built in 2011. The farm is contracted with Koch Foods Morristown Complex growing a 42 day, 5.25 target weight bird averaging 5.5 flocks per year.

McConnell farm is equipped with Rotem Controllers, two Taylor generators, Roxell feeders, Valco drinkers, 4x6 sidewalls, and front and rear roll seal doors. Three of the houses are served water by an artesian well. The other three are connected to city water. All 6 use propane heat. This is a well-maintained farm that anyone would be happy to own. The sellers are offering the buyer \$75,000 at closing for the buyer to use to purchase a home to go onto the property. Ask your PoultrySouth Team member to help make this happen for you.

McConnell Farm is a bio-secure facility. All farm visitors must abide by the farm's biosecurity procedures. Absolutely no entry without an appointment. All potential purchasers must be pre-qualified prior to scheduling a farm visit. Potential purchasers should be able to verify funds available of at least \$500,000. Contact a PoultrySouth Team member to get pre-qualified.

Poultry Farm • \$2,375,000

View online at <http://selg.biz/3015>





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