

# 50+/- acres in Carroll County, Georgia

Stagecoach Pullet Farm is a 5 house Pullet Farm located in Carroll County, GA near the town of Whitesburg and Clem. This farm has 50+/- acres, 4 pullet houses, and one rooster house. This farm grows for Koch Foods. The farm has a potential gross annual income of \$202,000+/- . This will be at a base pay of \$.0530 per square foot, after some updates are made.

## Features of the Farm:

4 40×440 houses and one 40×340 house all built in 1999

Rotem Controllers

4 houses have Choretime looped pan feed lines, one house has straight line pan feed lines

Brooders

LED lights

Solid exterior walls, spray foamed interior walls

Pit for mortality

Litter shed

Pullet farms are paid based on the square footage, the income is the same every week while in production. The work load on a Pullet Farm is much less than a Broiler Farm or a Breeder Farm.

The farm has several acres of fenced pasture. There are multiple home sites on the farm. This farm is located 10 minutes from Carrollton, GA and around 45 minutes from down town Atlanta.

No visitors are allowed on the farm unless a PoultrySouth Team Member is present. All visitors must be qualified with a minimum of \$150,000 down payment. A PoultrySouth Team Member can assist you with qualifying. There will be no entry into the poultry houses while birds are present. Inside viewing of the houses can be arranged at the appropriate time. This farm is a bio secure area.



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