

20+/- acres in Cullman County, Alabama

Dirt Poor Farm – Two House Broiler Farm in Cullman County, Alabama

Dirt Poor Farm is a two house Broiler Farm located near Baileyton in Cullman County which is considered the heart of poultry country in Alabama. These houses are 44×510' and were built in 2008. The farm currently grows for Tyson Foods growing a 6lb bird on a 46 day growout.

The farm has 20+/- acres with a dwelling home that is a 3 BR 3 BA home with approximately 1800 sq ft of living space and an above ground pool.

The Poultry Houses are equipped with the following equipment:

- Chore Tronics 2 Controller
- Chore Time Feeders with Turbo Growers
- Val Drinkers
- Shenandoah Brooders
- 10 Hired Hand Tunnel Flow 48 inch fans per house
- 1- 48 inch exhaust fan per house
- 2- 36 inch fans in the front of each house.
- Dimmable lights
- 60 KW Generator

The farm has a 40×60 drystack/compost shed combo, 20×40 shed, The farm runs on city water and natural gas.

The gross annual income has been around \$130,000. This complex has recently received a raise in pay. Ask your PoultrySouth Team Member for more info on the new projected income.

This farm is currently on tier 2 pay with Tyson. The only expected updates are new light bulbs.

This farm is a bio secure area. No visitors are allowed on the farm without a PoultrySouth Team Member present. All visitors must show proof of at least a \$150,000 cash down payment. Please visit with your



Southeastern
LAND GROUP



PoultrySouth Team Member about the "Qualify to visit a Poultry Farm" form. Any agents that wish to show this farm, must fill out a PoultrySouth/Southeastern Land Group Co-Brokerage Agreement for approval before any appointment can be set. Verification of the buyer's down payment will be required, no letters from a lender will be allowed as a substitute.

Poultry Farm • \$699,000

View online at <http://selg.biz/8381>

selandgroup.com

| 1-866-751-LAND









