

19+/- acres in Carroll County, Georgia

Adkins Farm is a 6 house broiler poultry farm for sale on 19+/- acres outside of Bowdon, Georgia. The farm is contracted with Koch's Food Pine Mountain Complex growing 60 day, 8.2 lb target weight bird. The farm operates on natural gas and has both city and well water. The houses were originally built in the mid 90's and were extensively remodeled in 2015. It is equipped with Rotem Controllers with communicators, 150W Generator, and all the in-house equipment was upgraded in 2015. The houses are all 40x500. This is a VERY well maintained farm that will make someone a good farm for a long time. The farm sells with a set-up RV that could be used as a home until you could build or put a mobile home on the homesite there. Better than that, seller is offering Buyer \$100,000 in down payment assistance at closing. The farm has a average annual gross income of \$330,000. Great opportunity in Carroll County Georgia.

Adkins Farm is a biosecure location. No entry without an appointment All farm visitors must abide by all Koch's Foods and PoultrySouth's policies and procedures for farm visitors. Prospective buyers must be prequalified prior to scheduling an appointment and should expect to put down at least \$275,000 in addition to the \$100,000 seller assistance. Contact a PoultrySouth Team member to get prequalified.

Poultry Farm • \$1,500,000
View online at <http://selg.biz/1659>







