

7.3+/- acres in Cullman County, Alabama

Two T Walker Farms is a three house broiler farm located near Baileyton, AL in Cullman County. The farm has three 40 x 400 houses built in 2006. The farm consists of 7.3+/- acres. The farm includes a mobile home, NRCS Drystack, Compost shed, and generator shed. The farm grows for Tyson Foods raising a 6 lb. bird on a 45 day growout. The farm has a projected gross annual income of \$140,000 and is on Tier 2 (Top Pay). All updates were done in 2020.

The poultry houses are equipped with the following:

- Big Dutchman Fluxx feedlines
- Val Drinkers
- Rotem Pro Controller in 1 house , Hired Hand Controllers in 2 houses
- Solid Exterior and Interior Walls
- New L.B. White Brooders
- Natural Gas
- City Water
- Natural Gas 100 KW Generator
- 10-54" Munters fans per house
- LED Lighting

This farm will not come with any equipment such as a tractor.

This farm is a bio secure area and entry is strictly enforced. No visitors are allowed without a Southeastern Land Group Agent being present. All farm visitors must qualify and show proof of their ability to put down at least \$110,000 in cash or the equity in real estate. Once that has been proven your Southeastern Land Group Agent will set up an appointment to visit the farm. No one can enter the poultry houses if there are birds on the farm. Please give the listing agent a call to view this farm or for more information. Braden Walker (256) 506-7354



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