

132+/- acres in Taylor County, Kentucky

Rocky Top Poultry and Cropland Farm is a 132+/- acre broiler poultry farm and farmland property with home and four 43x500 broiler poultry houses for sale. Located in some of the prettiest rolling Kentucky farmland you will see outside Campbellsville, Kentucky, Rocky Top Farm is a property you will be proud to own. The 5-bedroom home overlooks the farm from one of the highest vantage points on the farm. Below you will see the old dairy barn, a wooded creek valley with Middle Pittman Creek flowing through it, about 70 acres of tillable farmland, 4 well maintained broiler poultry houses built in 2013, and about 8 acres of pasture ground, with the balance being in hardwood timber perfect to enjoy hunting. There are multiple farm-use buildings and sheds on the property as well. Rocky Top Farm is perfect for those with a deep love and appreciation for an agricultural way of life. \$300,000+ in gross revenues are possible on Rocky Top Farm from the current uses of the farm. Information on poultry income below.

Broiler Poultry Production:

- Four 43x500 poultry houses built in 2013
- 2 onsite Liquid Propane Bulk Storage Tanks
- 48x120 Litter and Composting Shed
- Historical Annual Gross Income of \$210,000
- Contracted with Tyson Foods growing 9 lb bird
- 5 Flocks per year, about 60 days per flock
- Average 80,000 birds placed per flock
- Annual gas bonus paid by Tyson.
- Additional annual income in litter sales
- Auto-start generator
- Choretime feeders, Cumberland drinkers
- Solid Sidewalls
- Public water



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Agri-Alert Alarm
Choretronics 2 Controllers

Farmhouse:

Built 2001
4,500+/- sq ft heated/cooled living space
5 Bedrooms, 4 Baths
Garage
8x56 Front porch overlooks farm
Family Room with rock fireplace in basement
16x16 Deck
8x32 covered porch from walkout basement
2 Kitchens – one on main level, the other in basement perfect to serve as a canning kitchen

Other Improvements:

48x120 Hay shed
Tobacco Barn with attached 36x40 shop
Older level-bank dairy barn with loafing shed
40x100 Machine Shed
20x90 Machine Shed
6,500 Bushel grain storage bin
4,500 Bushel grain storage bin

The Land

Approximately 70 acres tillable. Most recently planted in corn
Soil Report Available
Typical rents of \$200/ac for tillable ground
Hardwood drains

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Middle Pittman Creek is a large flowing stream that forms the Taylor and Green County line
Options for solar income possible
Great hunting

Poultry farms are biosecure facilities. Absolutely no visits to the farm without an appointment. All potential purchasers must be prequalified with the PoultrySouth Team prior to scheduling a farm visit.
Agents: The PoultrySouth Team at Southeastern Land Group offers Broker Participation for those agents wishing to bring a buyer to any of the farms we have listed. Reach out by email and request the Broker Participation Agreement.

Poultry Farm • \$2,500,000
View online at <http://selg.biz/5448>

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