
ERA Lake Martin Realty

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PROPERTY DESCRIPTION

Of

Chris Todd Broiler Farm

768 Todd Ridge Road, Albertville, Alabama, 35951

73.62 acres, more or less,

in

Marshall County

Property Type: Poultry Farm with Single Family Residence

LIST PRICE:

\$750,000 As Is WITH INSURANCE DAMAGE REPAIRED (PER OWNER, ROOF ON MOST OF SOUTH HALF OF PH 6 REPLACED, ALL ROOFS SCREWED DOWN, PH 4 STRAIGHTENED (CURRENTLY LEANING SOME), LOOSE METAL REPAIRED ON ALL 6 PHs, SOME DOORS REPLACED AND OTHER MISCELLANEOUS REPAIRS)

\$798,000 As Will Be BASED ON UPDATES REQUIRED BY PILGRIMS PRIDE FOR TRANSFER OF CLASS C CONTRACT TO A NEW GROWER (PER OWNER, BASED ON RECENT INSPECTION BY PILGRIMS PRIDE AND SUBJECT TO CHANGE AT TIME OF CONTRACT EXECUTION WITH A BUYER FOR THE FARM)

LISTING HISTORY: ORIGINALLY IT WAS LISTED WITH A REAL ESTAT COMPANY IN THE FALL OF 2009 FOR \$1,100,000. THEN LATER REDUED TO \$975,000 AND OFFERED FOR SALE BY OWNER. THEN RECENTLY LISTED WITH ERA LAKE MARTIN REALTY AT \$850,000, NOW REDUCED.

INFORMATION DISCLOSURE: *THE INFORMATION CONTAINED HEREIN WAS COMPOSED FOR PURPOSES OF THE PRESENTATION OF THE PROPERTY FOR THE OWNER FOR THE PURPOSE OF SELLING THE PROPERTY. WHILE WE HAVE TRIED TO PROVIDE AN OBJECTIVE PRESENTATION OF THE PROPERTY WE CAN NOT WARRANT OR GUARANTEE ANY OR ALL OF THE INFORMATION CONTAINED HEREIN IS ACCURATE. THE USER OF THIS INFORMATION SHOULD TAKE STEPS TO ASSURE THEMSELVES OF THE ACCURACY AND RELIABILITY OF ANY INFORMATION CONTAINED HEREIN. Information contained herein was obtained from sources believed to be reliable; however, while some inquiry and limited verification / due diligence was made in good faith, no comprehensive and unimpeachable verification of the information was made, and no guaranties are made as to the reliability of this information. This company, or any of its agents, will not be held responsible for any false or misleading information.*

Howard W. Haynie, Jr., ALC, RSPS · Real Estate Sales Associate · 334-312-0693



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Summary Information

GENERAL	
Subject:	Chris Todd Broiler Farm 768 Todd Ridge Road, Albertville, Alabama, 35951 73.62acres, more or less, in Marshall County
Property Type:	Broiler Farm
Owner of Record:	Chris Todd
Property Identification / Legal Description / Plat of Boundary Lines & Acreage Estimate:	See Addenda, see aerial photo and topo maps.

Property Description

Location:	Nearest community: Albertville; see the location map on the following page to physically drive to subject, see the topo map and legal description for rectangular survey description location; see the Area Map for location proximity to employment, towns, interstates, MSAs, etc.; and see the comparable sales maps for location proximity to comparable sales.
Current Use / Existing Use of the Property:	Broiler farm with complementary uses for cattle and timber production.
Site Size:	The farm contains approximately 73.62 acres which was estimated from an aerial photo and topo map. A survey would be required to provide the actual acreage. The aerial and topo maps are provided herein to assist you in visualizing the property.
Land Use Estimates:	Building Sites: 14 acres; Pasture: 15.34 acres; Woodland: 43 acres; Lakes: 1.28 acres.
Shape:	Irregular

Frontage and Access:	Two short easements along existing gravel roads used by owners and poultry integrator trucks across family member's property.
Visibility:	Average
Topography:	Gently to moderately rolling to bluff along creek
Soil Conditions:	Typical of the region, and adequate to support the current uses of the property and most typical agricultural type uses. Overall, soils are considered average for this property type.
Utilities:	Adequacy: the subject's utilities are typical and adequate for the market area.
Wetlands/Watershed:	No significant wetlands observed, watershed is typical of similar ag type lands in the area.
Environmental Issues:	There are no known adverse environmental conditions on the subject site reported to the real estate agent.
Buildings Descriptions:	<p>The farm contains 6 poultry houses: 3 are located on one site and 3 at another site close to the main dwelling. All are on the same tract. Given age of PHs 4 and 6, they would not be easily divisible in present condition and are operationally feasible all together as a 6 house unit with approximately 116,000 SF growing capacity.</p> <p>The main dwelling is approximately 2,100 + Square Feet of heated and cooled area, more or less, and contains an expansive covered screen porch on the rear of the house overlooking the creek. Rooms include: 3 bedrooms, 2 bathrooms, kitchen, dining room, living room, den, hall, utility, office, and sunroom.</p> <p>The property also contains a double wide MH and single wide MH, both in need of repairs previously used by tenants.</p>

Poultry Houses 1, 2, 3 & 5

Building Identification:	Poultry Houses 1, 2, 3 & 5
Building Description:	Broiler Houses built to Pilgrims Pride's specs broiler production
Bay Dimension:	40x500
Construction:	Class D Post
Construction Quality:	Average
Year Built:	Reportedly, 3 were built in 2000 and 1 in 2003 per owner
Renovations:	Various updates over the years, some will be required to transfer Class C contract to a new grower
Areas & Numbers:	Number of Stories: 1.00 Gross Building Area: 80,000 Number of Units: 4
Structure:	Clear Span Wood Truss, TP 5' OC, set in dirt pad, 2X dimensional lumber framing, drop ceilings w/ tutuff bands holding insulation, 7.5' SW, Double Solid Board Sidewalls, CMS, GMR
PH & Equipment Comments, Poultry Houses 1, 2, 3 & 5:	PHs built and equipped to integrator specs for broiler production with tunnall ventilation system, 6' recirculating cool cell pad system, control rooms and controllers, alarm system, nipple / peck waterers, pan tube auger feeders with feed bin auto fill system, heating system including infra-red heaters, generator in generator shed.

Poultry Houses 4 & 6

Building Identification:	Poultry Houses 4 & 6
Building Description:	Broiler Houses built to Pilgrims Pride's specs broiler production
Bay Dimension:	40x450
Construction:	Class D Post
Construction Quality:	Average
Year Built:	Reported by owner as 1980
Renovations:	Per owner, Upgraded to tunnel vent in 1992 and equip updated in 2002; See addenda for upgrades to be completed.
Areas & Numbers:	Number of Stories: 1.00 Gross Building Area: 36,000 Number of Units: 2
Structure:	Clear Span Wood Truss, TP 5' OC, set in dirt pad, 2X dimensional lumber framing, drop ceilings w/ tutuff bands holding insulation, 7.5' SW, Double Solid Board Sidewalls, CMS, GMR
PH & Equipment Comments, Poultry Houses 4 & 6:	PHs built and equipped to integrator specs for broiler production with tunnell ventilation system, 2' spray on cool cell pad system, control rooms and controllers, alarm system, nipple / peck waterers, pan tube auger feeders with feed bin auto fill system, heating system including infra-red heaters, generator in generator shed.

Main Dwelling

Building Identification:	Main Dwelling
Building Description:	2,197 SF Ranch Style

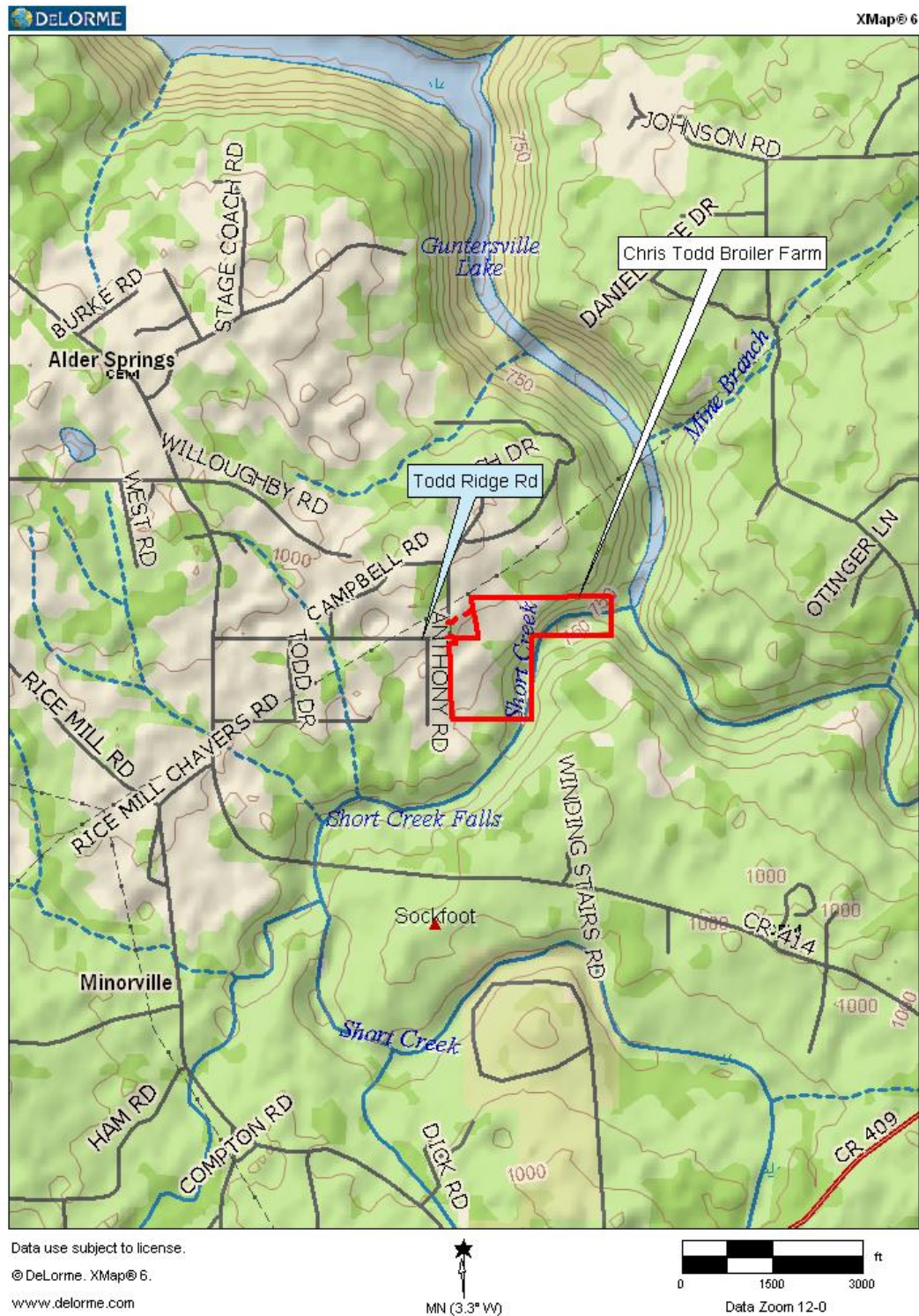
Construction:	Wood frame
Construction Quality:	Average
Year Built:	Owner reports approximately 2000
Renovations:	Porch added
Areas & Numbers:	Number of Stories: 1 Gross Building Area: 2,197 Number of Units: 1 No. Bedrooms: 3 No. Bathrooms: 2 Other rooms include: kitchen, dining room, den, living room, hall, utility, office, sunroom Fireplace: 1 Porch / Deck: 1 Garage: None Carport: None Basement: None Flooring: hardwood, tile, vinyl, Walls & Ceilings: Sheetrock
Structure:	Wood frame on conventional foundation

ANCILLARY / COMPLEMENTARY BUILDINGS
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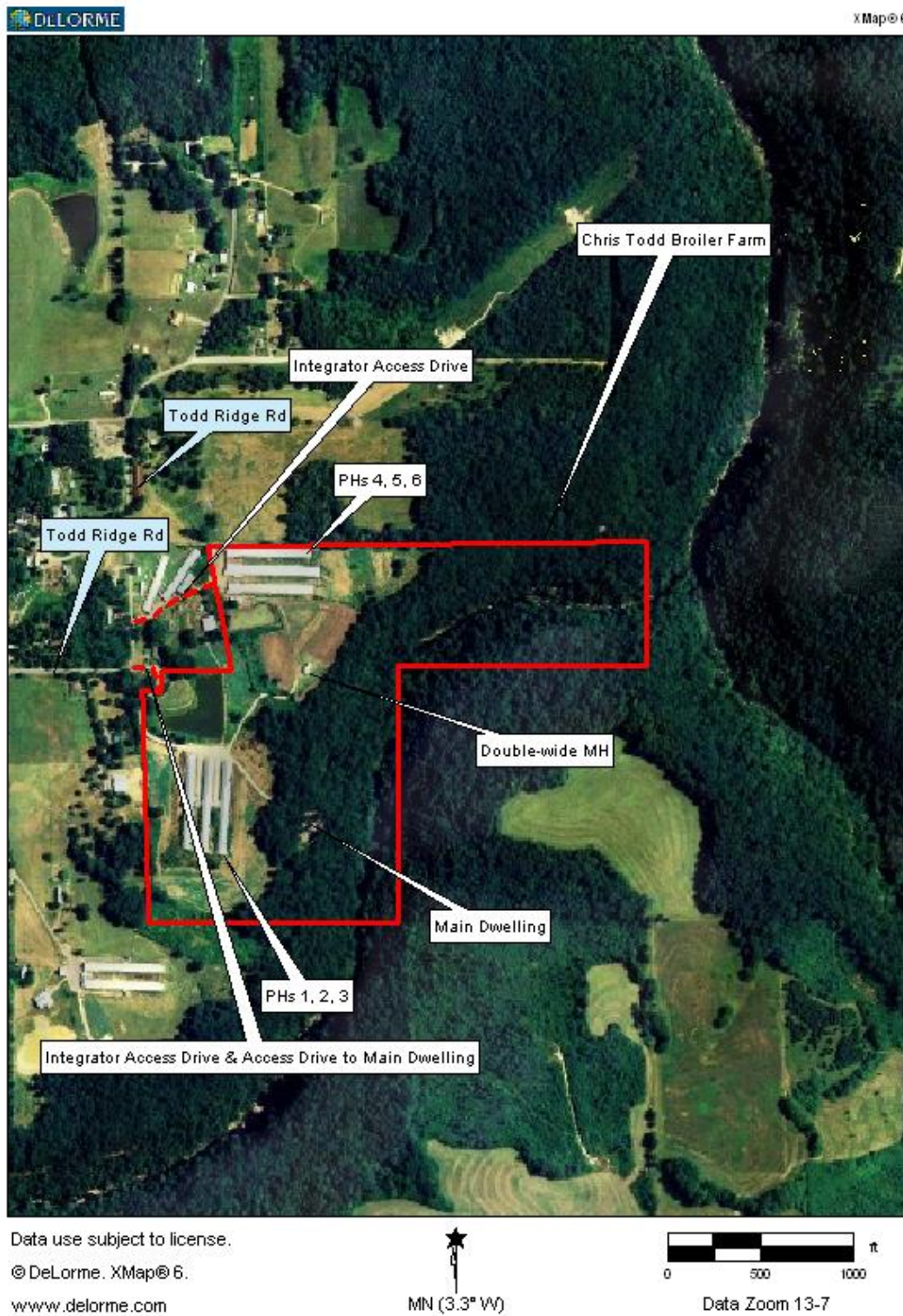
Double wide mobile home and single wide mobile homes on property with septic tanks and power hookups; however, interior condition is poor and would require work to be habitable.

Note, a composter shed and hay barn on adjoining property is available for 10 year lease.

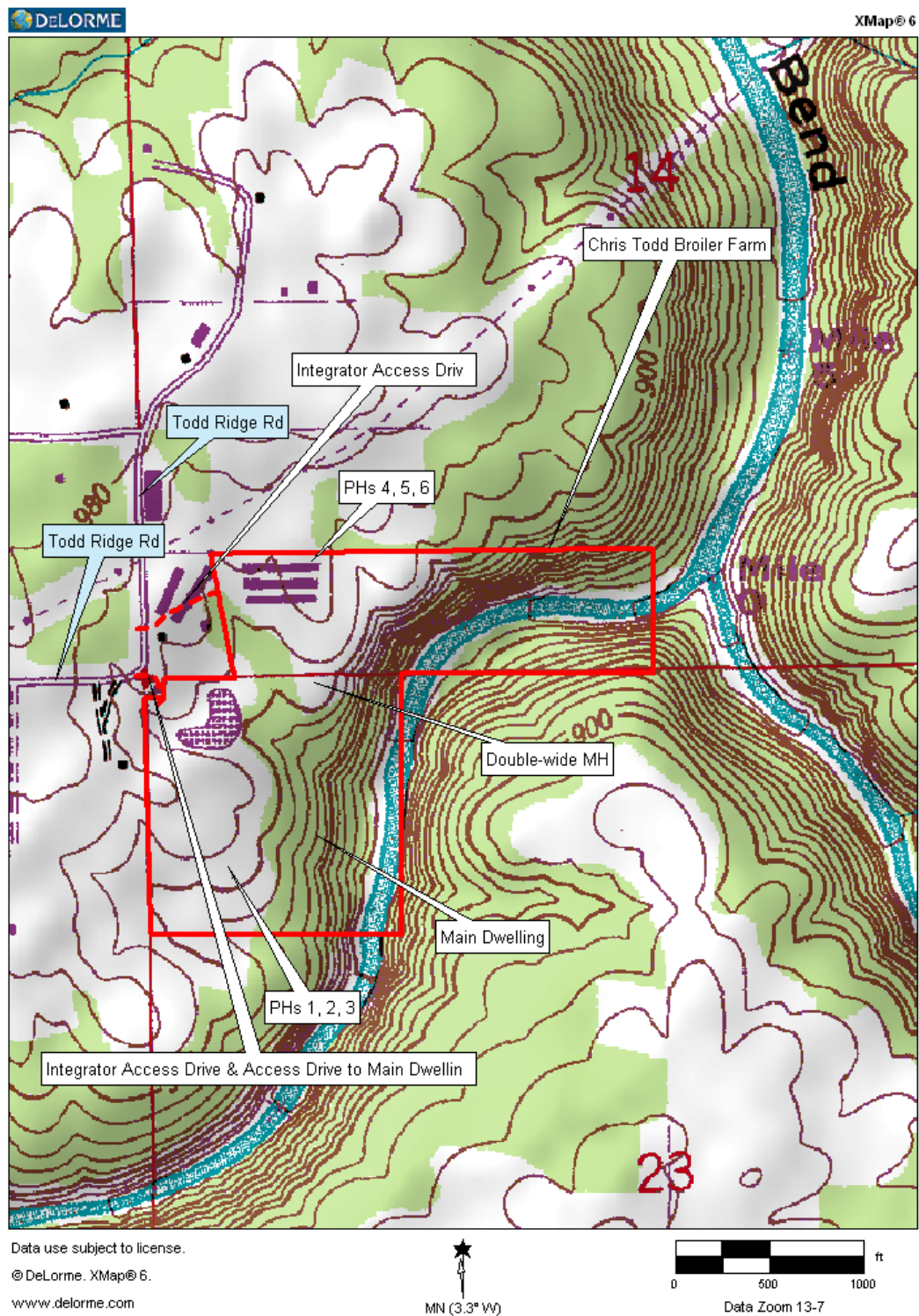
Subject Location Map



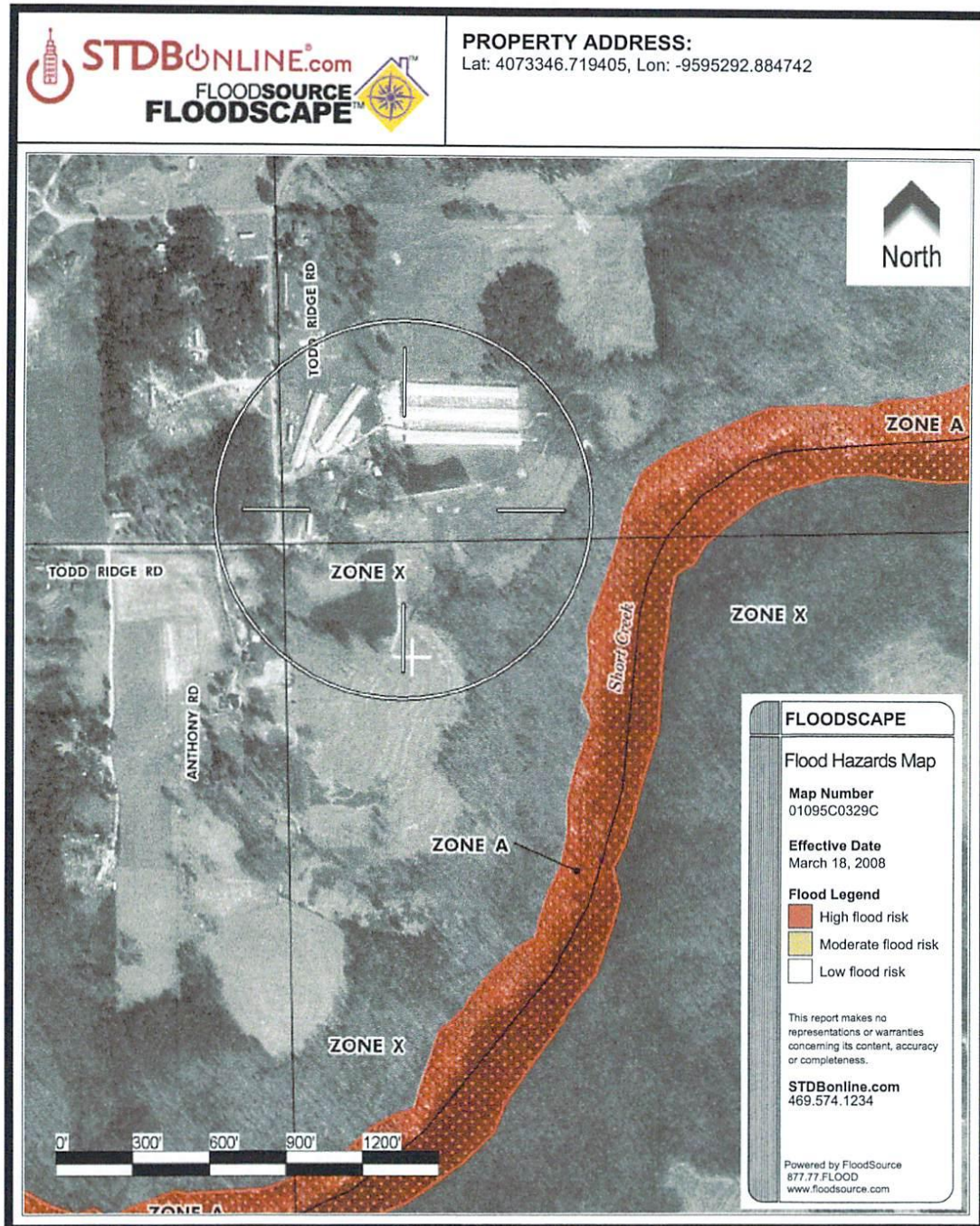
Aerial Photograph



USGS Topographical Map



Flood Hazards Map



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Subject Photographs for Land & Site

PROPERTY LANDSCAPE, LAND IMPROVEMENTS, AND STREET VIEWS





Subject Photographs For Building Improvements

Poultry Houses

Poultry Houses 1-3



PH1



PH1&2



PH2



PH2&3



PH3





Poultry Houses 4-6



PH 4







PH 4 & 5 Feed Bins

PH 5





PH 6





MAIN DWELLING



Addenda

Legal Description

Howard W. Haynie & Assoc., Inc.

File No. #

UAAR®

Legal Description

EXHIBIT "A"

TRACT I. The South half of the South half of the Southwest fourth of Section 14, Township 8 South, Range 4 East, containing 40 acres, more or less, in Marshall County, Alabama.

LESS AND EXCEPT: Commencing at the Southwest corner of Section 14, Township 8 South, Range 4 East of the Huntsville Meridian, Marshall County, Alabama; thence North 29 degrees 30 minutes 41 seconds East 46.87 feet to the true point of beginning for the property herein described; thence from the true point of beginning, North 08 degrees 05 minutes 13 seconds East 69.11 feet to a point in the centerline of Todd Ridge Road; thence along the centerline of said Todd Ridge Road the following courses: North 05 degrees 02 minutes 33 seconds West 109.47 feet and North 02 degrees 49 minutes 39 seconds West 52.03 feet to a point; thence leaving the centerline of said Todd Ridge Road, South 90 degrees 00 minutes 17 minutes 39 seconds West 242.74 feet to a point; thence along a fence line to a point; thence South 08 degrees 36 minutes 36 seconds East 198.47 feet to a point; thence South 13 degrees 39 minutes 49 seconds East 402.78 feet to a point; thence South 85 degrees 44 minutes 04 seconds West 503.62 feet to the true point of beginning for the property herein described; said lands containing 6.13 acres, more or less, and lying and being in Marshall County, Alabama.

TOGETHER WITH: a 30.0 foot nonexclusive easement for ingress and egress and the use of utilities, the centerline of which is more particularly described as follows: Commencing at the Southwest corner of Section 14, Township 8 South, Range 4 East of the Huntsville Meridian, Marshall County, Alabama; thence North 29 degrees 30 minutes 41 seconds East 46.87 feet to a point in the centerline of Todd Ridge Road; thence along the centerline of said Todd Ridge Road the following courses: North 08 degrees 05 minutes 13 seconds East 69.11 feet, North 06 degrees 02 minutes 33 seconds West 109.47 feet and North 02 degrees 49 minutes 39 seconds West 52.03 feet to the true point of beginning for the easement herein described; thence from the true point of beginning and leaving the centerline of said Todd Ridge Road, North 03 degrees 35 minutes 29 seconds East 114.36 feet to a point; thence North 24 degrees 39 minutes 42 seconds East 78.17 feet to a point; thence North 67 degrees 42 minutes 55 seconds East 102.28 feet to a point; thence North 58 degrees 56 minutes 07 seconds East 114.95 feet to the ending point for the easement herein described.

TRACT II. Commencing at the Southwest corner of Section 14, Township 8 South, Range 4 East of the Huntsville Meridian, Marshall County, Alabama; thence North 29 degrees 30 minutes 41 seconds East 46.87 feet to the true point of beginning for the property herein described; thence from the true point of beginning, North 08 degrees 05 minutes 13 seconds East 69.11 feet to a point in the centerline of Todd Ridge Road; thence along the centerline of said Todd Ridge Road the following courses: North 06 degrees 02 minutes 33 seconds West 109.47 feet, North 02 degrees 49 minutes 39 seconds West 52.03 feet, North 01 degrees 17 minutes 39 seconds West 242.74 feet to a point; thence leaving the centerline of said Todd Ridge Road, South 90 degrees 00 minutes East 369.95 feet along a fence line to a point; thence South 08 degrees 36 minutes 36 seconds East 198.47 feet to a point; thence South 13 degrees 39 minutes 49 seconds East 402.78 feet to a point; thence South 85 degrees 44 minutes 04 seconds West 503.62 feet to the true point of beginning for the property herein described; said lands containing 6.13 acres, more or less, and lying and being in Marshall County, Alabama.

SUBJECT TO a 30.0 foot nonexclusive easement for ingress and egress and the use of utilities, the centerline of which is more particularly described as follows: Commencing at the Southwest corner of Section 14, Township 8 South, Range 4 East of the Huntsville Meridian, Marshall County, Alabama; thence North 29 degrees 30 minutes 41 seconds East 46.87 feet to a point in the centerline of Todd Ridge Road; thence along the centerline of said Todd Ridge Road the following courses: North 08 degrees 05 minutes 13 seconds East 69.11 feet, North 06 degrees 02 minutes 33 seconds West 109.47 feet and North 02 degrees 49 minutes 39 seconds West 52.03 feet to the true point of beginning for the easement herein described; thence from the true point of beginning and leaving the centerline of said Todd Ridge Road, North 03 degrees 35 minutes 29 seconds East 114.36 feet to a point; thence North 24 degrees 39 minutes 42 seconds East 78.17 feet to a point; thence North 67 degrees 42 minutes 55 seconds East 102.28 feet to a point; thence North 58 degrees 56 minutes 07 seconds East 114.95 feet to the ending point for the easement herein described.

TRACT III. The Northwest fourth of the Northwest fourth of Section 23, Township 8 South, Range 4 East containing 40 acres, more or less, in Marshall County, Alabama. **LESS AND EXCEPT** 1/4 acre particularly described as follows: Beginning at the Northwest corner of said forty; thence East 105 feet; thence South 105 feet to the West line of said forty; thence North 105 feet to the point of beginning, containing 39 3/4 acres, more or less, in Marshall County, Alabama. (L-