



Land For Sale
Beagle Trail Broiler Farm
150 Beagle Trail
Commerce, GA 30530



Beagle Trail Broiler Farm

Offering Summary

Sale Price:	\$2,000,000
Lot Size:	36.6 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	76	3,504	12,684
Total Population	204	9,200	34,164
Average HH Income	\$52,528	\$50,039	\$50,971

Get more information

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Senior Vice President
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Property Highlights

- Seven broiler houses for sale
- Two 36' x 400' houses (1993 construction)
- Two 40' x 400' houses (1996 construction)
- Three 54' x 500' houses (2007 construction)
- Beautiful three bed/three and a half bath custom-built residence
- In-ground pool with new liner
- Shop/stack house, multiple sheds onsite
- Currently growing with Mar-Jac on top contract; contract can be transferred to new owner
- No known upgrades needed at the farm
- Additional farm equipment included in the sale (see narrative)
- Home at 224 Beagle Trail could also be bought
- Possibility to split farm and main residence if desired



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Property Description

Beagle Trail Farm is all that you have been looking for in a poultry farm! The property totals 36.6+/- acres of land which includes a custom-built home at the front of the property with the poultry houses situated at the middle and rear.

The residence is a 3,200+/- SF three bedroom, three-and-a-half bath "The Ole Homestead" plan which has tongue and groove board and hardwood floor finish throughout. The master suite sits on the main floor and includes his and hers' walk-in closets while the master bath features separate vanities with a newly renovated walk-in tile shower. The two additional bedrooms are across the house on the main floor and share a "Jack and Jill" bathroom that has also recently been updated.

There is a large rock fireplace in the living room that provides a central gathering place for cold-weather days. The kitchen and bar are open to the living room for entertaining family and guests. The oversized formal dining room gives you plenty of space so you can put that large table you've been meaning to buy for all the little ones to gather around for years to come!

The upstairs features a 1,000+/- SF finished open loft area that is an excellent place for the little ones to keep and play with their toys and games. There is also 1,000+/- SF of space in the attic that currently serves as open storage space. This could easily be expanded into for additional living space.

Downstairs is a 2,100+/- SF full basement that also has a fireplace and a full bathroom and kitchen. This is handy for cookouts and getting cleaned up after a day of fun or work on the farm. The covered patio out the basement door is a great outdoor space for those fish fries and skinning game and fish alike.

The front deck stretches across the length of the house and is ideal for front porch sittin' in your rocking chair. The back deck allows for a screened-in hang-out area with a porch swing overlooking the in-ground swimming pool.

There are multiple sheds onsite with a stack house/shop with concrete floor near the house for working on equipment and keeping tools and equipment in the dry.

The poultry houses are currently growing a 5-pound bird on a five-week turnaround with Mar-Jac's Gainesville, Georgia complex. These houses meet the requirements of the top contract with no known upgrades needed to the farm. Houses 1 & 4 are 36' x 400' block-wall houses that were constructed in 1993, Houses 2 & 3 are 40' x 400' solid-wall houses that were constructed in 1996, and Houses 5, 6 & 7 are 54' x 500' solid-wall houses that were constructed in 2007.

Equipment for houses 1 through 4 are anchored with industry leading Choretime Equipment. A 32 stage Choretronics controller (with backup) manages the system, which includes C-2 flood feeders with downspouts (front and back), Quad Heaters in the front and tube heat in the rear of the houses, baffle machines with metal baffle doors and Tunnel doors with closers. These houses feature Lubing line drinkers with Ziggity nipples & regulators. Your investment is protected by an Agri-Alert alarm system, water meters, and a 138 KW generator with fuel tank and enclosed shed for stand by power. Recent ventilation upgrades include eight new tunnel fans in Houses 1 & 4 and seven new tunnel fans in Houses 2 & 3, tunnel doors with machines, baffle machine with metal baffles, and Choretime cool cells. Houses 1 & 4 have two 10-ton feed bins each while Houses 2 & 3 have two 18-ton feed bins each.

Equipment for houses 5 through 7 includes industry leading Choretronics 40-stage controllers with expanded back-up. Tried and true C-2 flood feeders (three lines) with downspouts (front & back), and Choretime PDS drinker system with Ziggity flush ends, Choretime quad heaters in the front and rear of the houses. The same Agri-Alert alarm system and water meters as found in the other houses but a larger output 155 KW generator with fuel tank and enclosed shed provide standby power to these houses. Ventilated with Choretime butterfly 52" & 36" fans, there are an additional 10 new 52" fans onsite. Houses 5 through 7 also have Tunnel doors with machines, baffle machine with European baffles, Choretime cool cells, and two 18-ton feed bins per house.

Water is always available as the farm is served by three 600' deep wells. In addition, there is one 500' deep well and one 400' deep well. All are connected to the poultry houses with county water also tied into the system for back up.

Additional equipment included in the sale are a 6' Creekview grinder, a 6' Creekview windrow machine, a 500 gallon poultry house washer, a Lewis Brothers #2 Housekeeper with spreaders, and an 1100cc Kubota 4x4 RTV side-by-side with cab. There is also a Kubota MX5200 4x4 tractor with loader that could be negotiated in the sale.

Overall, the Beagle Trail Farm has been loved and well-taken care of over the years. It's just time for the sellers to do more camping and fishing and start a new chapter in their life – RETIREMENT!

Make time to come and see the Beagle Trail Farm before someone else makes it their new forever home and farm!



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Property Photos

150 Beagle Trail



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Farm Photos

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Exterior House Photos

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Interior House Photos

150 Beagle Trail

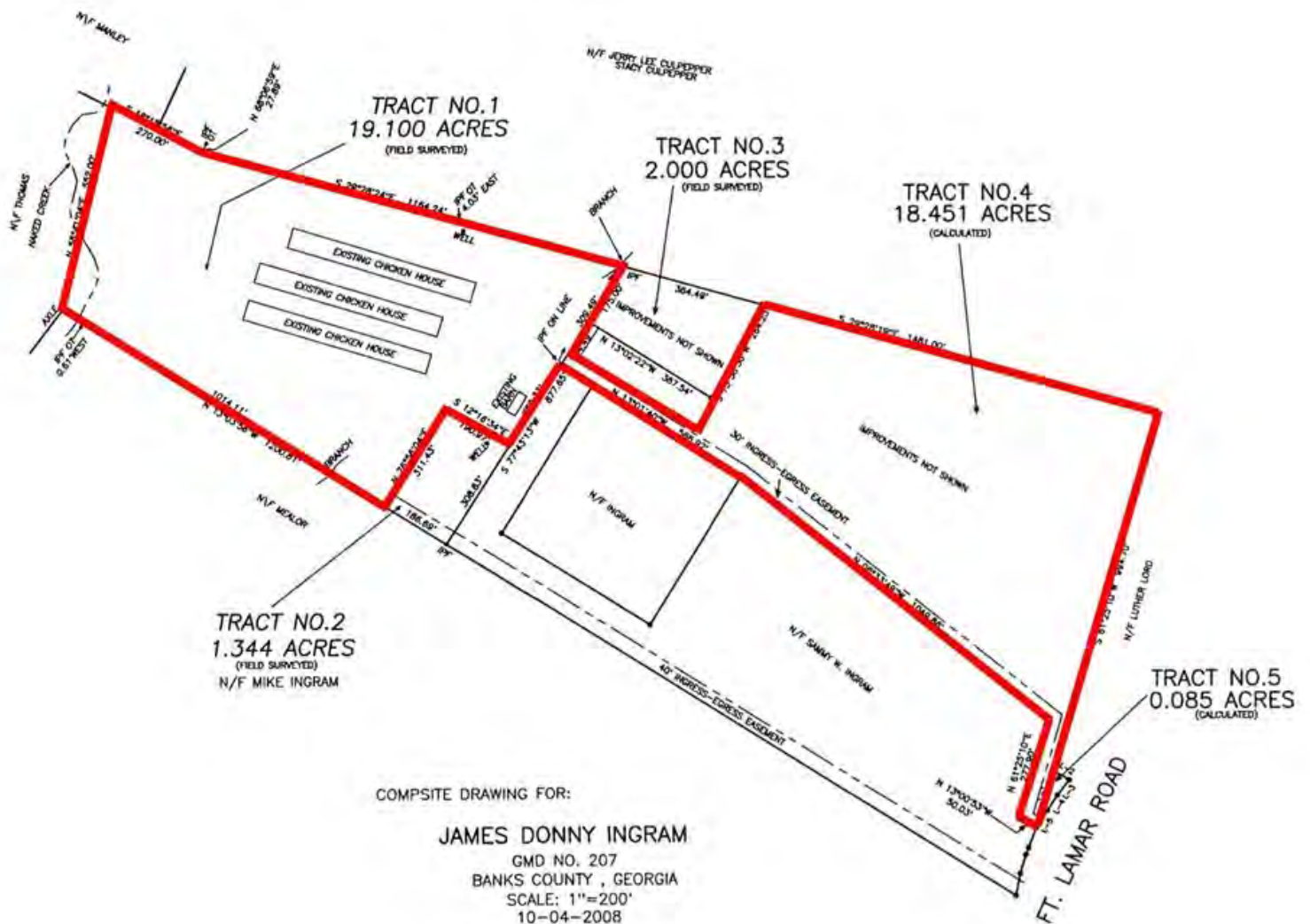


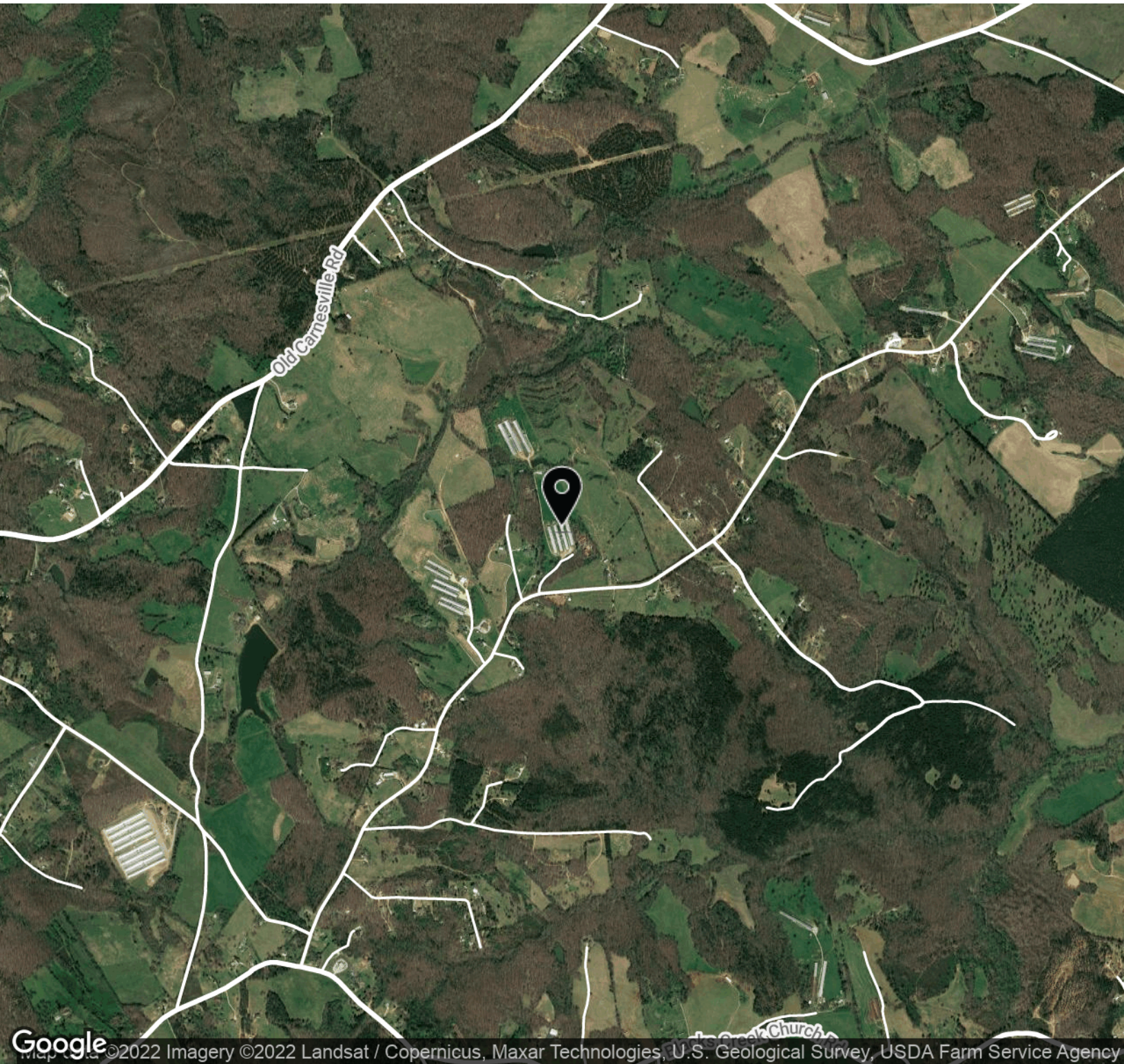
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