

LAND AUCTION



50.2 AC± | 2 TRACTS | BRADLEY CO, TN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

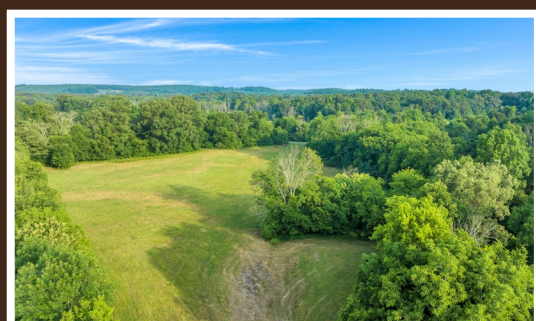
AUCTION DATE: 11/10/23 | AUCTION TIME: 11:00 AM EDT

AUCTION LOCATION: ON SITE

1064 HUMBARD RD SE, CLEVELAND, TN 37323

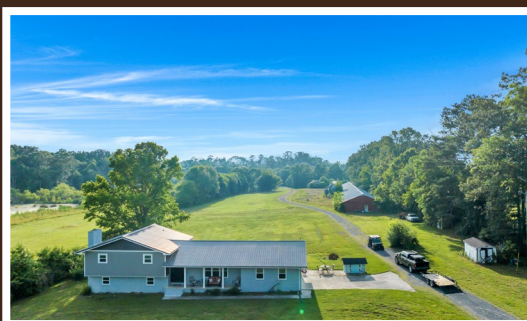
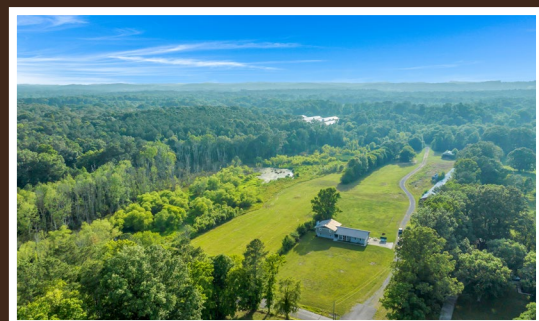
This beautiful farm contains 50 acres total and is being offered in 2 tracts. Tract 1 is a 4 house broiler farm located in Southeast Tennessee, just north of the Georgia line and just south of Cleveland, Tennessee. There are four 55×500 houses that were built in 2015. It is equipped with 1 Taylor Power generator, Rotem Platinum Plus controllers in all houses and all houses have Roxell feeders. There are multiple sheds on the property for storage, a beautiful 4 bedroom 3 bath home and city water. This property has so much to offer! This poultry farm was producing \$250,000-\$300,000 in gross income annually. This is a great producing farm ready for a new owner.

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| • Deeded acres: 50.2 | • Brief Legal: 1064 Humbard Rd SE, |
| • Taxes: \$3,307.00 | Cleveland, TN 37323 |
| • Lease Status: No current leases | • PIDs: 099-043.01-000 |
| • Possession: 10 days after closing | • Lat/Lon: 35.006, -84.8691 |
| • Survey needed?: Survey on file | • Zip Code: 37323 |



TRACT 1: 18.84 ± ACRES - SELLING ABSOLUTE

This beautiful 18.84 ± acre farm is a 4 house broiler farm located in Southeast Tennessee, just North of the Georgia line and just south of Cleveland Tennessee. There are four 55×500 houses that were built in 2015. It is equipped with 1 Taylor Power generator, Rotem Platinum Plus controllers in all houses and all houses have Roxell feeders. This poultry farm was producing \$250,000-\$300,000 in gross income annually. This is a great producing farm ready for a new owner.



TRACT 2: 31.36 ± ACRES

Beautiful 4 bedroom 3 bathroom house with a basement and 2 car garage on 31.36 acres. The property is flat and has multiple sheds for storage for tractors and equipment. The home has recently been remodeled and updated with remodel costing \$70,000!!!! There is a year round creek on the property perfect for swimming or fishing.

Contact the listing agent for further information or questions.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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