

UNDER CONTRACT



## Xiong Breeder Farm

50 +/- Acres | Crenshaw County, AL | \$1,100,000



### ADDRESS

00 Sims Road  
Luverne, AL 36049

### LOCATION

Sims Road Luverne AL.

### PROPERTY SUMMARY

Nestled in the heart of Luverne, AL, this 50-acre poultry farm is a prime investment opportunity, growing for Wayne Farms. The property features four well-maintained breeder houses—two built in 2000, each spanning 450 feet, and two built in 2002, measuring 400 feet each. With a proven track record of success, this farm boasts an impressive average gross income of \$405,000 per year.

While the farm has been meticulously cared for, updates are required, and a detailed quote for these enhancements is readily available. The property includes a spacious double-wide mobile home, perfect for on-site living, or accommodating farm management. Additionally, the expansive acreage offers ample space for potential expansion with additional breeder houses. This is a rare opportunity to own a thriving poultry operation in a picturesque rural setting.

This is a bio-secure farm. This farm is only available for showings by appointment only.

[nationalland.com/listing/xiong-breeder-farm](https://nationalland.com/listing/xiong-breeder-farm)



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