

Barnard Farm – 200 Acres | Reidsville, GA

Fully Operational, Multi-Stream Agricultural Investment

Address: 1110 W Highway 280, Reidsville, GA 30453

At a Glance

- **Size:** 200 acres
 - **Residences:** Main home (4 bed/3 bath) + Second home (3 bed/1 bath, 0.5–0.75 acres)
 - **Operations:** Poultry, cattle, hay, excavation, rental income, cell tower lease
 - **Water:** 35-ft spring-fed pond, new deep well, two pivots, electric & diesel irrigation pumps
 - **Power:** \$100K+ in solar panels have been installed (Georgia Power buyback grandfathered)
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Current Annual Income Potential

Source	Low	High	Notes
Poultry Houses	\$100,000	\$150,000	Contract w/ Claxton Poultry – feed & meds provided
Hay Production	125,000	\$150,000	
Calf Sales	\$40,000	\$40,000	~40 calves/year avg @ ~\$1,000
Excavation Business	\$100,000	\$100,000	Pond digging & land clearing
Second Home Rental	\$9,000	\$9,000	Currently discounted
Cell Tower Lease	\$3,250	\$3,250	Based on \$65K/10-year lease – can be renegotiated

Total Potential: \$400,000 – \$452,250/year

(Upside from cell tower renegotiation coming soon & adjusting rental rate on the second home, where his employee currently resides)

Included Assets & Equipment

- Chicken house cleanout machine (\$15,000)
 - Two incinerators (\$15,000 & \$8,000)
 - Four tractors w/ attachments (cutters, rakes, balers, trailers, nitrogen system)
 - Bulldozer/excavator (650 HP, AC), additional excavator, big front-end loader
 - Semi-truck (\$25,000) & semi-trailer (\$49,000)
 - Two barns, stack house (\$35,000), steel lean-to addition (\$30,000)
 - \$100K+ solar panel system, 1,100-gallon fuel tank, irrigation equipment
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Key Investment Highlights

- **Diversified Income:** 6 separate revenue streams, reducing risk
- **Turnkey Operation:** Established contracts, included equipment & infrastructure
- **Expansion Opportunities:** Riverfront lots, lease renegotiations, rental rate adjustments, more future chicken houses or other livestock opportunity
- **Strong ROI Potential:** Multiple cash flow sources + high-value included assets