



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

100± ACRE POULTRY FARM
UNION PARISH, LA
\$3,300,000

WITH TWO HOMES!

Welcome to

JT BROILER FARM

SIX BROILER HOUSES

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

LOCATION:

- 330 Pine Grove Church Road
Bernice, LA 71222
- Union Parish
- 22± Miles N of Ruston
- 151± Miles S of Little Rock, AR
- 290± Miles E of Dallas, TX
- 317± Miles NE of Houston, TX
- 424± Miles SE of
Oklahoma City, OK

COORDINATES:

- 32.8164, -92.64105

PROPERTY USE:

- Poultry Farm
- Investment
- Residential Homestead
- Hay Production
- Potential Cattle Operation
- Recreational Hunting & Fishing

TAX INFORMATION:

- Parcel 1: 0040097150
- Parcel 2: 0040176100
- Parcel 3: 0040103400
- Parcel 4: 0040145400
- Taxes: TBD

PROPERTY INFORMATION:

- 100± Acres
- Six 46' x 600' Poultry Houses
 - Built in 2021
- Two 120' x 44' Litter Barns
- 250kW Taylor Generator
- 2 Water Wells
- City Back Up Water Supply
- Pasture for Cattle and/or Hay
Production
- Two Homes
 - 3 Bedroom/2 Bath Home
with an Office
 - Mobile Home
- Pond



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JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE UNION 100

WELCOME TO THE JT BROILER FARM, A TURNKEY, INCOME-PRODUCING POULTRY OPERATION IN NORTH LOUISIANA. If you've been searching for the right opportunity to own a broiler farm with newer construction, an on-site residence, and additional acreage, this 100± acre Union Parish property just outside of Bernice deserves your attention.

The farm features six 46' x 600' broiler houses built in 2021, providing a modern foundation for efficient and reliable poultry production. Each house is equipped with Chore-Tronics 3 controllers, Chore-Time feeders, Lubing drinkers, and L.B. White Oval 80 tube heaters fueled by natural gas. There are fourteen 54-inch tunnel fans per house, European-style vent doors, and 120-foot cool cells for effective environmental control. A Chore-Time Broadcaster alarm system provides added monitoring and security for daily operations.

The supporting infrastructure has been designed with productivity and reliability in mind. The farm is serviced by two water wells with city water backup and a 250 kW Taylor backup generator, helping ensure dependable operation during power outages.



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MORE ABOUT THE UNION 100

Beyond the poultry operation, the property offers 100± acres, including pasture that provides opportunities for cattle and/or hay production, as well as a pond, giving the next owner additional agricultural and recreational potential.

Complementing the poultry operation is a three-bedroom, two-bathroom home with an office, offering the convenience of living on-site while managing daily farm operations. A mobile home is also located on the property, providing additional housing options for employees.

Whether you're looking to expand an existing poultry operation or purchase your first farm, the JT Broiler Farm combines newer poultry houses, dependable infrastructure, residential improvements, and versatile acreage to make this Union Parish property a great investment.

Contact Josh Beckham today to schedule a private tour and experience #TheSmallTownWay!



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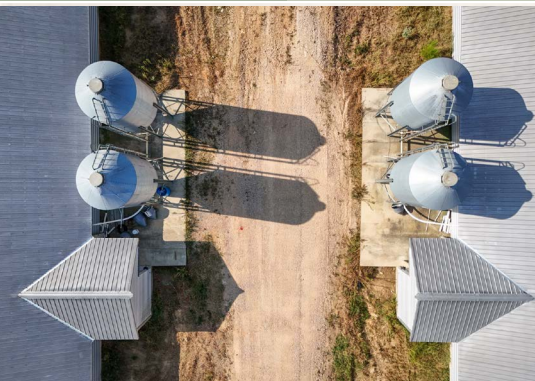
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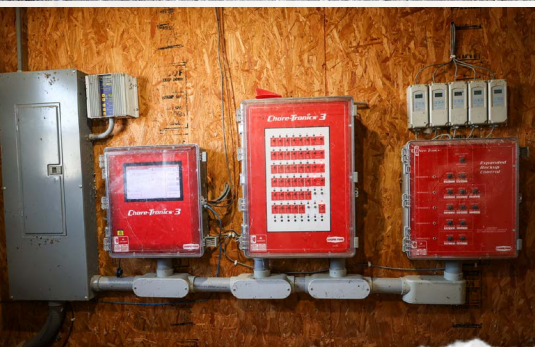
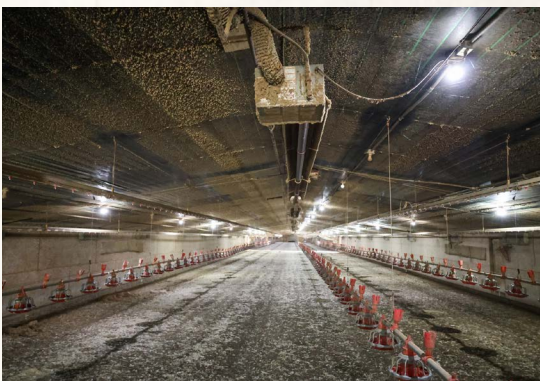
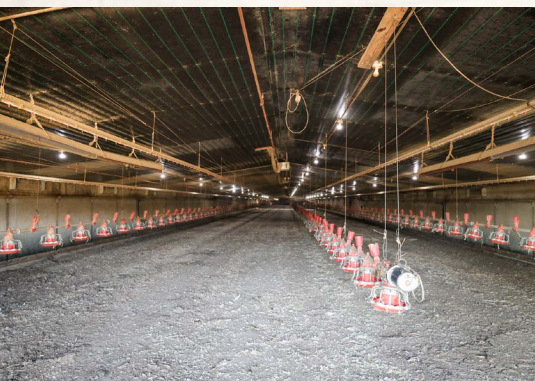
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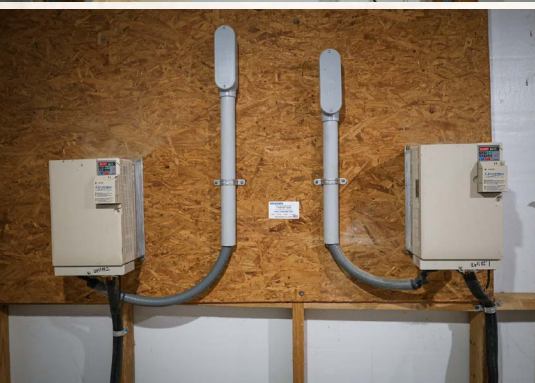
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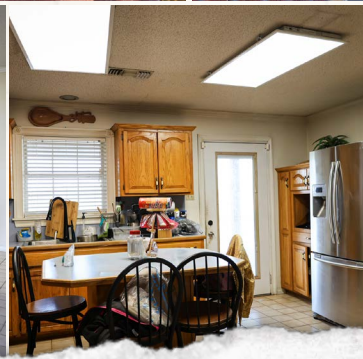
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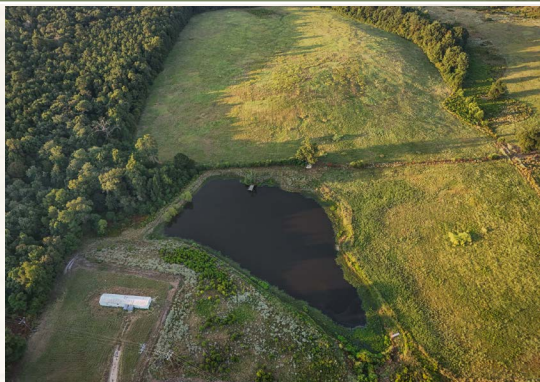
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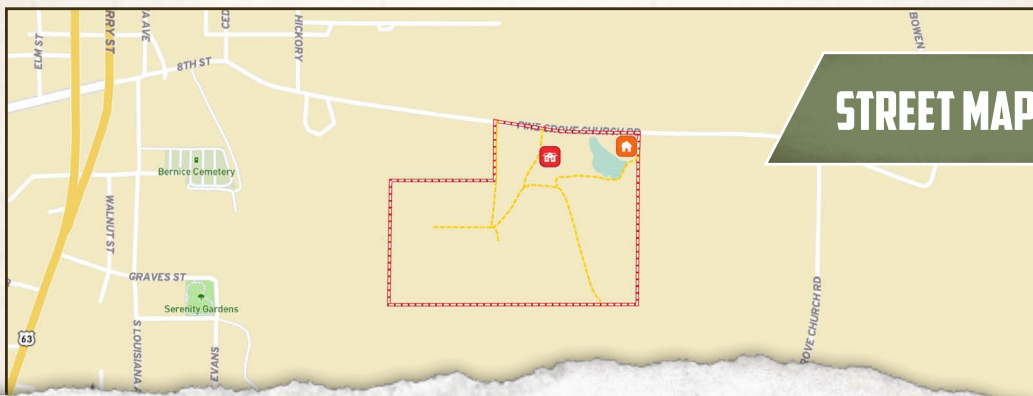
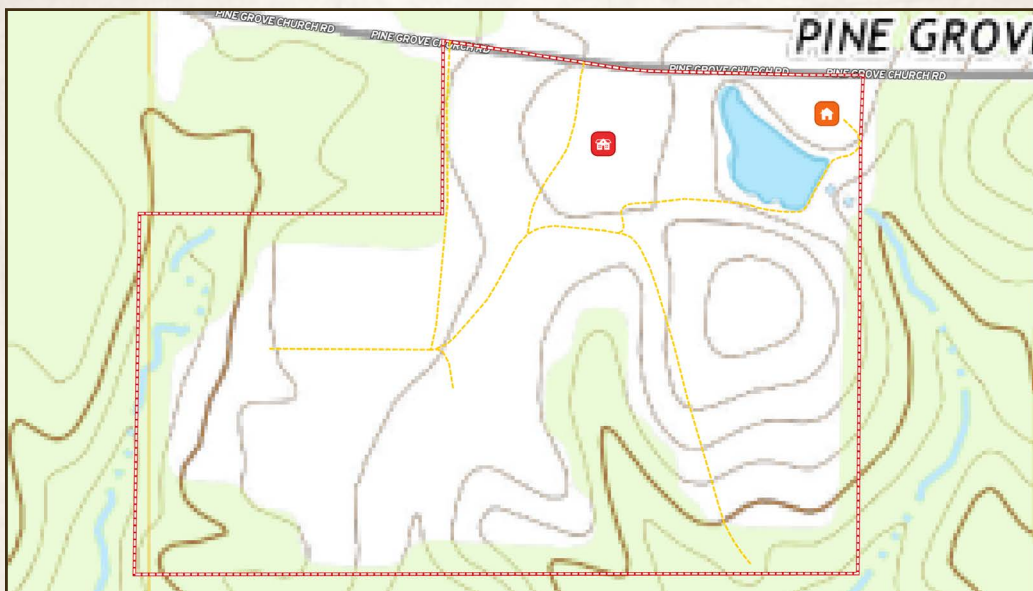
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TOPOGRAPHY MAP



STREET MAP



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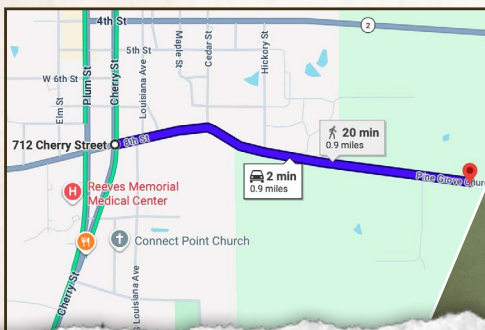
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land id. LINK



Directions From the Intersection of Highway 167 N and 8th Street in Bernice, LA: Travel 0.3 miles east on 8th Street. The road becomes Pine Grove Church Road, continue 0.6 miles east to the farm on the right.

LINK TO GOOGLE MAP DIRECTIONS



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