



SMALLTOWN

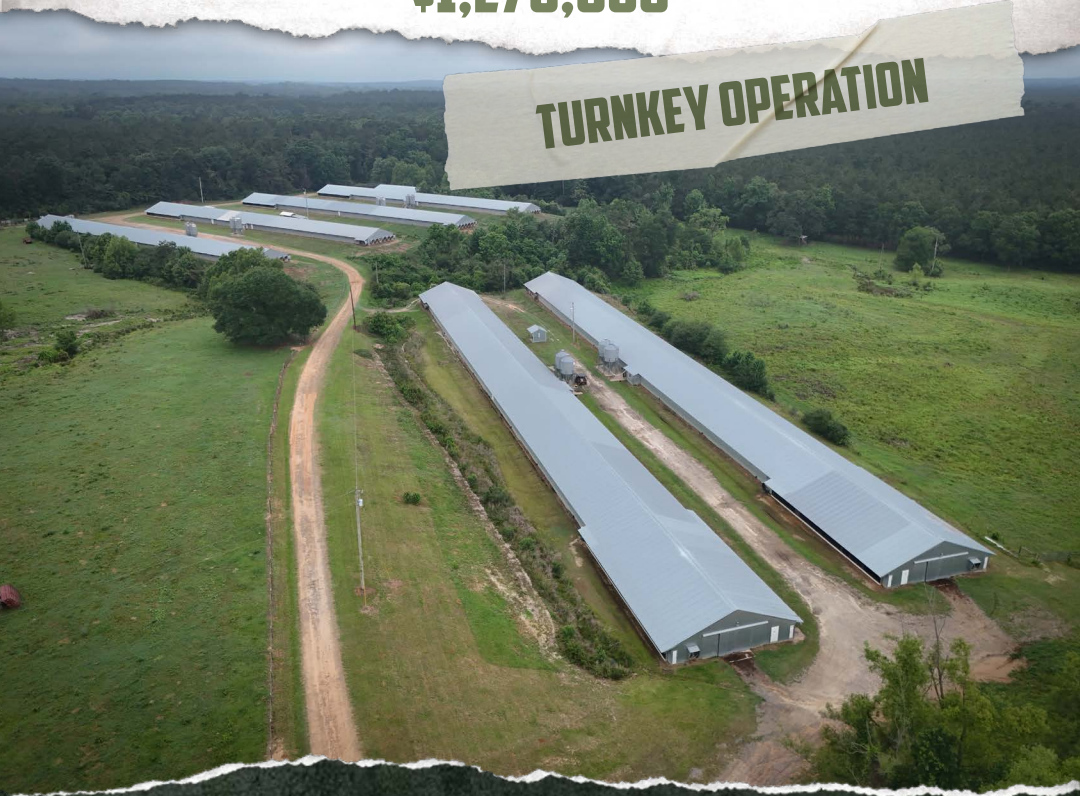
HUNTING PROPERTIES
& REAL ESTATESM

Welcome to

C&S BROILER FARM

39.1± ACRE POULTRY & CATTLE FARM
BIENVILLE PARISH, LA
\$1,270,000

TURNKEY OPERATION



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

THE BIENVILLE 39.1

PROPERTY PROFILE

LOCATION:

- 210 Donel Road
Saline, LA 71070
- Bienville Parish
- 1.1± Miles NE of the
Mill Creek Reservoir
- 22± Miles SW of Jonesboro
- 65± Miles SE of Shreveport
- 261± Miles E of Dallas, TX
- 263± Miles NE of Houston, TX

COORDINATES:

- 32.17545, -92.9862

TAX INFORMATION:

- Parcel: 0700105400
- Parcel: 0700105400A

PROPERTY USE:

- Poultry Operation
- Cattle Operation
- Investment
- Residential

PROPERTY INFORMATION:

- 39.1± Total Acres
- 23± Fenced Acres
- Four 40' x 400' Poultry Houses
- Two 42' x 500' Poultry Houses
- 2,052± SqFt Home
- 3 Bedrooms/2 Baths
- Recently Renovated
- 5th Wheel Camper Included
- Full Equipment Package Included



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JOSH BECKHAM

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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WELCOME TO THE BIENVILLE 39.1

WELCOME TO THE C&S BROILER FARM IN SALINE, LOUISIANA—A TURNKEY POULTRY AND CATTLE OPERATION SITUATED ON 39.1± ACRES IN BIENVILLE PARISH. This income-producing farm features six broiler houses, including four 40' x 400' poultry houses built in 1993 and retrofitted in 2006, along with two 42' x 500' poultry houses built in 2006. Of the total acreage, a 23± acre section is fenced pasture, ideal for a small cattle operation.

The farm is well-equipped for efficient operation with Choretronic 2 controllers, an ImOnIt by SRM alarm system, Chore-Time feeders, and Ziggity drinkers. The 400' houses utilize quad radiant and wall heaters, while the 500' houses are equipped with tube heaters and wall heaters. Natural gas services the farm, and backup power is provided by a recently installed 160 kW Perkins generator alongside a 65 kW John Deere generator. Water is supplied by two on-site wells with rural water backup.



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MORE ABOUT THE BIENVILLE 39.1

Additional improvements include a 4,400± square foot litter barn, an equipment shed, and a fifth wheel camper that could serve as housing for farm help. The property also includes a beautifully remodeled three-bedroom, two-bathroom home offering more than 2,050± heated square feet.

The C&S Broiler Farm is currently under contract with a nationally recognized poultry company growing 9± pound target weight chickens. All farm equipment used in the operation and maintenance of the farm will convey with the sale, including a 2010 Kubota M8540 85HP tractor with front-end loader, Lewis Housekeeper #5, wall puller, new LP96 pulverizer, five-foot pulverizer, six-foot leveling drag, six-foot grader blade, 25-gallon sprayer, 1/2 drills, gas-powered blower, and air compressor.

Whether you're an experienced poultry grower or looking to invest in a profitable Louisiana poultry operation, the C&S Broiler Farm presents an outstanding opportunity. .

Contact Josh Beckham today to schedule a private showing and experience #TheSmallTownWay.



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Information is believed to be accurate but not guaranteed.



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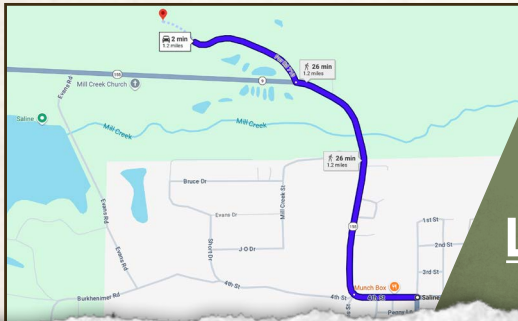
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land id. LINK



Directions From Saline, LA: Travel north on LA-155 for 0.7 miles. Turn right onto Parish Road 710/Donel Road and continue 0.3 miles to the farm entrance.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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