



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

18.33± ACRES
SABINE PARISH, LA
\$1,550,000

Welcome to
STELLA FARM

SIX BROILER HOUSES

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

THE SABINE 18.33

PROPERTY PROFILE

LOCATION:

- 1040 Brumley Road
Many, LA 71449
- Sabine Parish
- 5± Miles N of Many
- 32± Miles SW of Natchitoches
- 66± Miles SE of Center, TX
- 208± Miles NE of Houston, TX

COORDINATES:

- 31.63785, -93.47365

TAX INFORMATION:

- Parcel #2: 0040098227
- 2026 Taxes: \$853.24

PROPERTY USE:

- Poultry Farm
- Investment
- Residential

PROPERTY INFORMATION:

- 18.33± Acres
- Four 40' x 500' Broiler Houses
- Two 43' x 500' Broiler Houses
- 1 Litter Barn
- 2 Generators
- 2 Water Wells



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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 SABINE 18.33

WELCOME TO STELLA FARM, AN 18.33± ACRE POULTRY OPERATION FEATURING SIX BROILER HOUSES. The Saline Parish, Louisiana, farm has been well maintained, with all six houses undergoing a complete retrofit in 2021. Stella Farm is currently growing a 4.1-pound bird for a nationally recognized integrator.

Stella Farm consists of four 40' x 500' broiler houses built in 2001 and two 43' x 510' broiler houses built in 2004. These houses are equipped with Chore-Time feeders with Chick-Mates, Ziggity drinkers, quad radiant heaters, Rotem Platinum Plus controllers, and a Munters alarm system. Ventilation is provided by 10 tunnel fans and five exhaust fans per house. This farm operates on natural gas and is supported by two water wells and two backup generators, providing back up needed in case of an emergency.

With six broiler houses producing a great income, Stella Farm offers an excellent opportunity to acquire an established poultry operation with the infrastructure needed for successful continued production along with the ability to purchase up to twelve additional houses nearby.

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



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18.33± ACRE POULTRY FARM

SABINE PARISH, LOUISIANA



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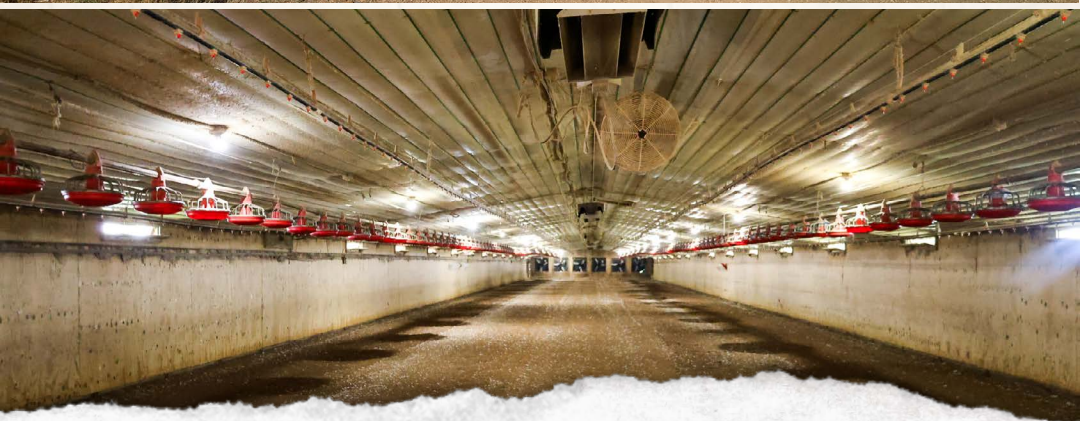
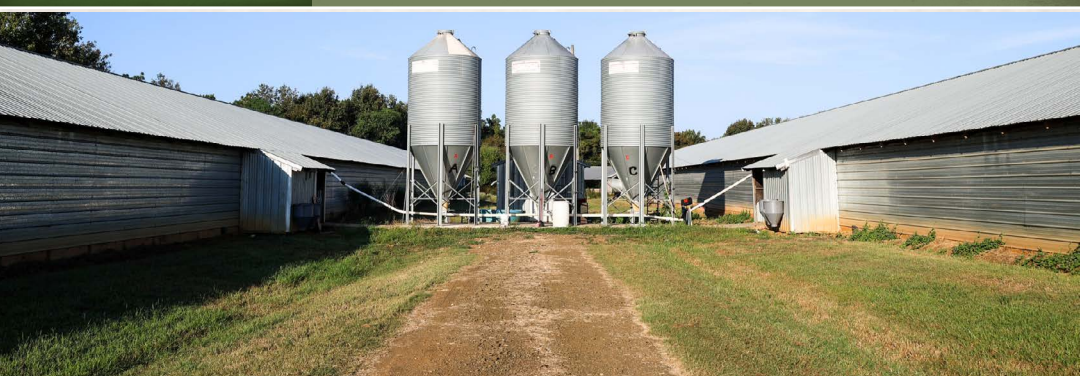
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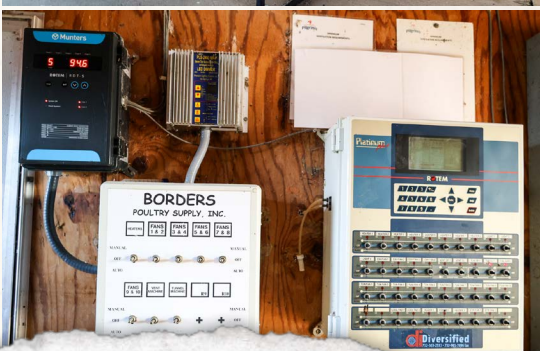
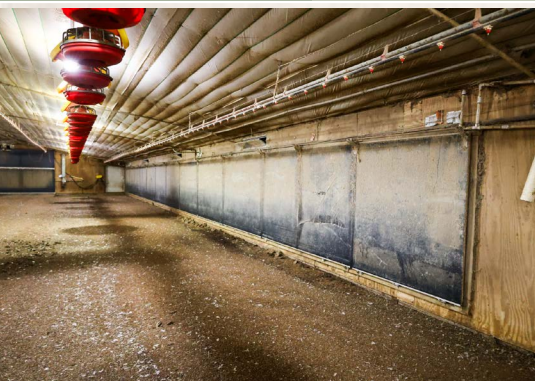
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STREET MAP



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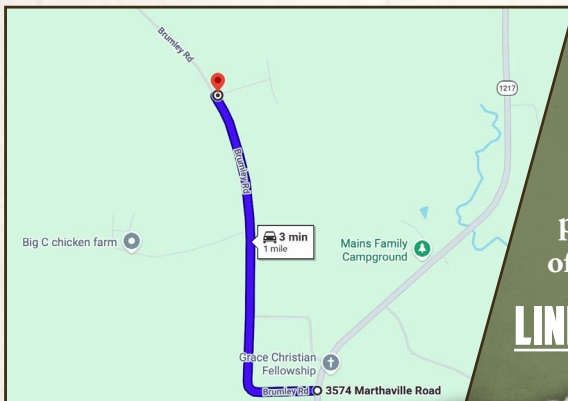
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Directions from the Intersection of Highway 1217 and Brumley Road in Many, LA: Travel west on Brumley Road for 1 mile. The property is located on the east side of the road.

LINK TO GOOGLE MAP DIRECTIONS



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