



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

39.81± ACRES
SABINE PARISH, LA
\$3,900,000

Welcome to
STELLA & BELLA FARM

TWELVE BROILER HOUSES
AND TWO HOMES!

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

THE SABINE 39.81

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:

- 31.63745, -93.46920

TAX INFORMATION:

- Parcel #1: 0040139600B
 - 2026 Taxes: \$1,757.32
- Parcel #2: 0040098227
 - 2026 Taxes: \$853.24

PROPERTY USE:

- Poultry Farm
- Investment
- Residential

PROPERTY INFORMATION:

- 39.81± Acres
- Six 50' x 500' Broiler Houses
- Four 40' x 500' Broiler Houses
- Two 43' x 500' Broiler Houses
- Equipment Package Included
- Single-Wide Mobile Home
 - 3 Bedrooms/2 Baths
- Double-Wide Mobile Home
 - 3 Bedrooms/2 Baths
- 2 Litter Barns



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JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

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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 39.81

WELCOME TO STELLA & BELLA FARM, A 39.81± ACRE POULTRY OPERATION FEATURING 12 BROILER HOUSES DIVIDED INTO TWO SIX-HOUSE UNITS. The farm has been well maintained, with all 12 houses undergoing a complete retrofit in 2021. Stella & Bella Farm is currently growing a 4.1-pound bird for a nationally recognized integrator.

Unit 1 consists of six 50' x 500' broiler houses built in 2013. 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 12 tunnel fans and three exhaust fans per house, along with Eagan tunnel doors and Eagan vent doors. Unit 2 consists of four 40' x 500' broiler houses built in 2001 and two 43' x 510' broiler houses built in 2004. These houses feature the same equipment package as Unit 1, with ventilation provided by 10 tunnel fans and five exhaust fans per house. The entire farm operates on natural gas. Each six-house unit is supported by two water wells and two backup generators, providing multiple layers of infrastructure for continued poultry production.



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MORE ABOUT THE SABINE 39.81

Stella & Bella Farm also features two residences, providing excellent on-site housing for an owner, family members, or farm employees. The residences include a three-bedroom, two-bathroom single-wide mobile home and a three-bedroom, two-bathroom double-wide mobile home. An equipment package is included with the sale, adding significant value to this turnkey operation. The package includes a John Deere tractor with front-end loader, Lewis Brothers House Keeper, bush hog, zero-turn mower, side-by-side, and ATV.

With 12 broiler houses producing a substantial income, Stella & Bella Farm offers an excellent opportunity to acquire an established poultry operation with the infrastructure needed for successful continued production.

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



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39.81± ACRE POULTRY FARM

SABINE PARISH, LOUISIANA



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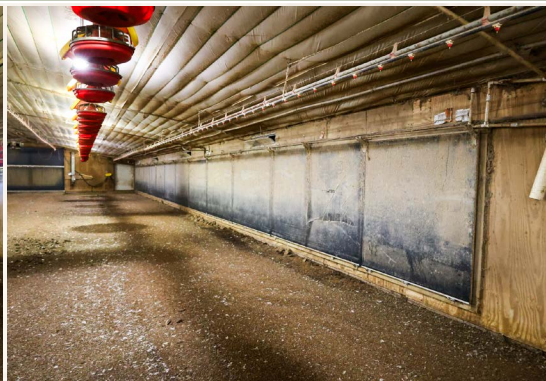
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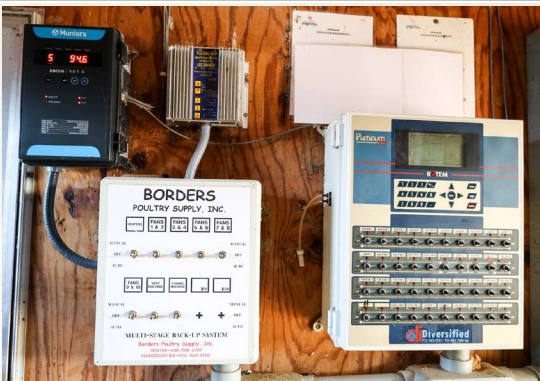
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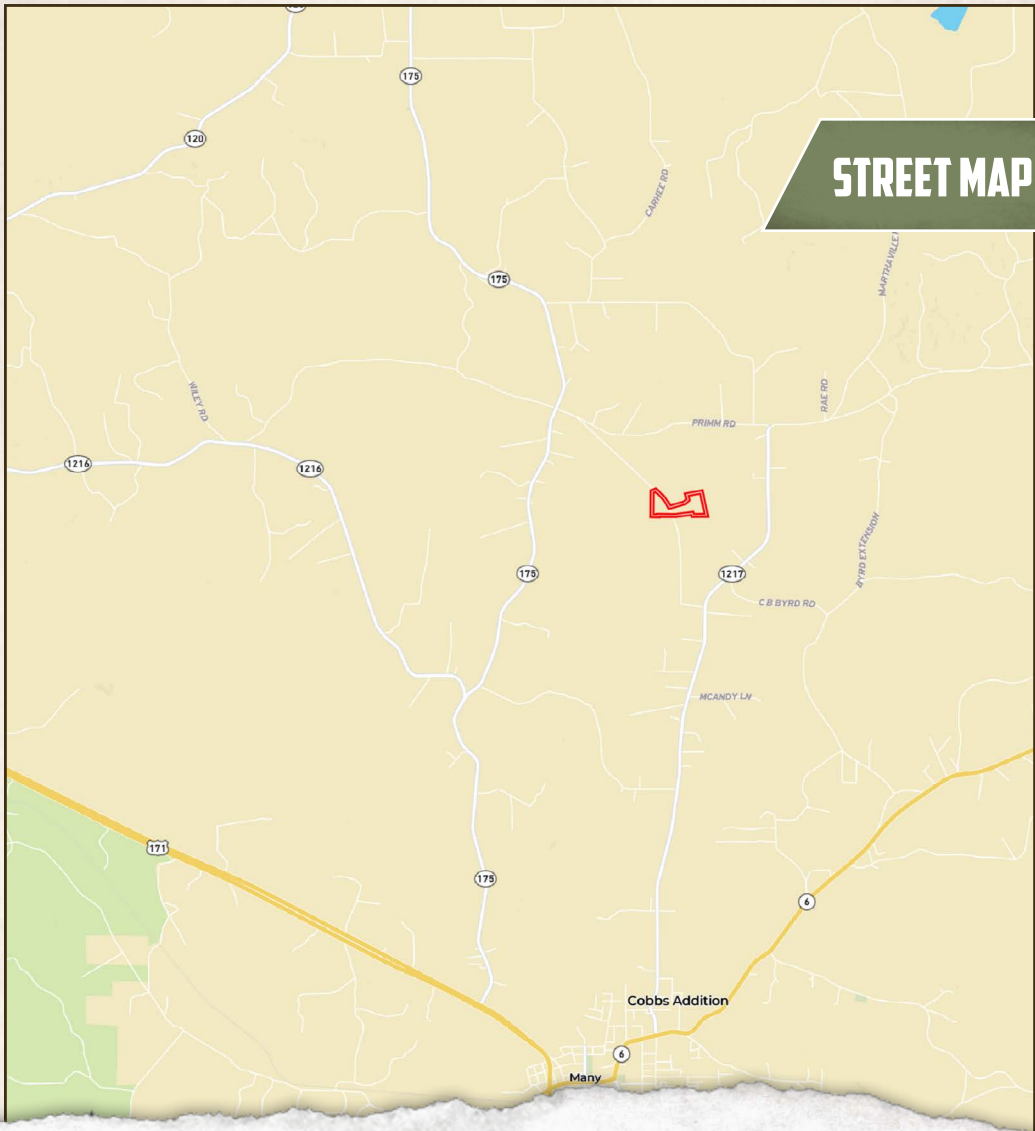
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STREET MAP



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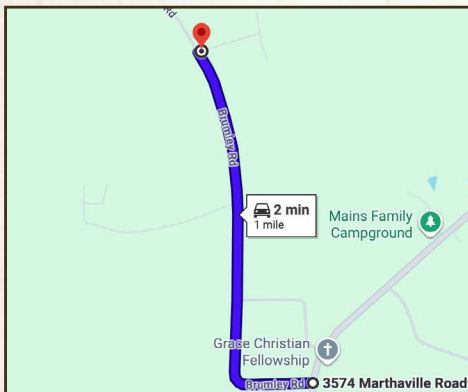
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land id. LINK



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 both sides of the road.

LINK TO GOOGLE MAP DIRECTIONS



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