



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

Welcome to
JOJO BROILER FARM

41± ACRES
UNION PARISH, LA
\$4,990,000

EIGHT BROILER HOUSES



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

THE UNION 41

PROPERTY PROFILE

LOCATION:

- 134 Newman Road
Bernice, LA 71222
- Union Parish
- 7± Miles E of Bernice
- 125± Miles SE of Hope, AR
- 270± Miles E of Dallas, TX
- 323± Miles NE of Houston, TX

COORDINATES:

- 32.81535, -92.56560

TAX INFORMATION:

- Parcel: 0040167860

PROPERTY USE:

- Poultry Farm
- Residential
- Investment
- Potential Small Cattle Operation

PROPERTY INFORMATION:

- 41± Acres
- Eight 46' x 600' Broiler Houses
- 50' x 100' Litter/Compost Shed
- Cleared Area for Cattle
Operation
- 2 Years of Building Incentives
- Equipment Package Included
- Double Wide Mobile Home



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JOSH BECKHAM

LAND SPECIALIST

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josh@smalltownproperties.com

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

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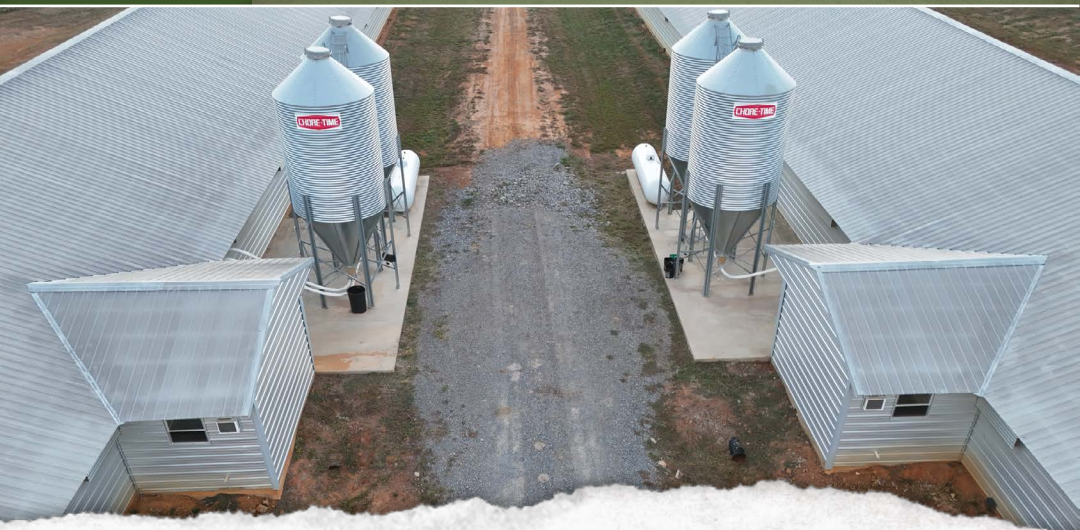


Information is believed to be accurate but not guaranteed.

WELCOME TO THE UNION 41

WELCOME TO JOJO BROILER FARM, AN EXCEPTIONAL 41± ACRE POULTRY OPERATION LOCATED JUST OUTSIDE OF BERNICE, LOUISIANA, IN UNION PARISH. The farm features eight 46' x 600' broiler houses built in 2024 and is currently growing for a nationally recognized integrator. The property has been cleared in its entirety, providing an excellent opportunity for a new owner to potentially develop a small cattle operation in addition to the existing poultry operation.

Each broiler house is equipped with Chore-Time C2 Plus feeders with TurboMate pans, Plasson drinkers, Space-Ray Big Foot heaters, Eagan tunnel doors, and Eagan vent doors. Ventilation is provided by fourteen 57" Chore-Time Endura tunnel fans per house, along with Chore-Time Turbo exhaust fans. Each house is also equipped with Chore-Time Cool Cell systems, providing a modern ventilation and cooling package designed for efficient environmental control throughout the growing cycle. The farm operates with Rotem Pro controllers paired with RBU-27 SE Enhanced backup controllers and a Communicator 2.0 alarm system. Backup power is supplied by two 210 kW Taylor generators, while water is provided by three deep-water wells, offering multiple water sources for added reliability. Each poultry house is serviced by two 35,000-pound feed bins and a dedicated 1,000-gallon propane tank, with the farm operating entirely on propane.



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MORE ABOUT THE UNION 40

Additional improvements include a 50' x 100' litter shed and a double-wide mobile home, providing convenient on-site housing that could be utilized for a farm worker, manager, or family member. There are currently two years of building incentives remaining, which will transfer to the new buyer. Building incentive details and farm income information can be provided to qualified prospective buyers upon request.

JoJo Broiler Farm is also being offered with a full farm equipment package. Equipment included with the sale consists of a 75 HP John Deere tractor with a front-end loader and bush hog, a KMC 4260D House Keeper, an LP96 Pulverizer, a John Deere lawn mower, and a spray rig.

Whether you are an experienced poultry grower looking to expand or searching for an opportunity to acquire a nearly new poultry operation, JoJo Broiler Farm presents a rare opportunity to purchase eight 2024-built broiler houses with modern equipment, substantial infrastructure, on-site housing, a complete farm equipment package, and 41± acres in Union Parish. A survey will determine the final acreage. Pre-approved buyers only.

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



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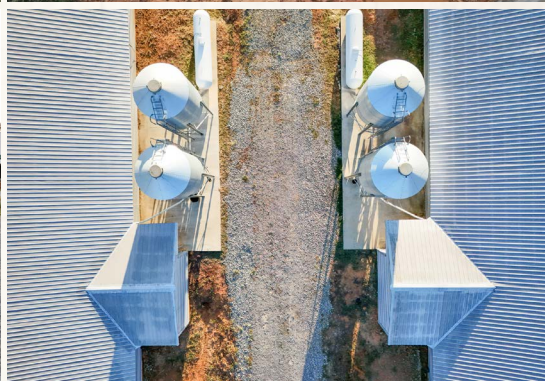
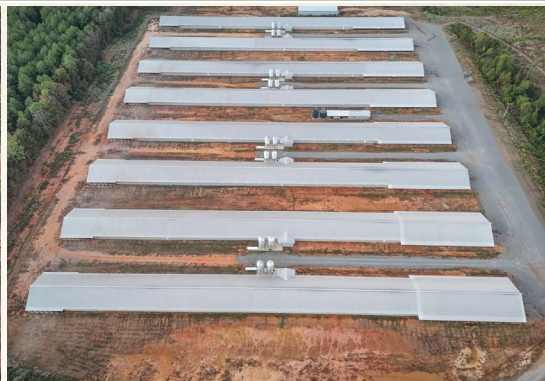
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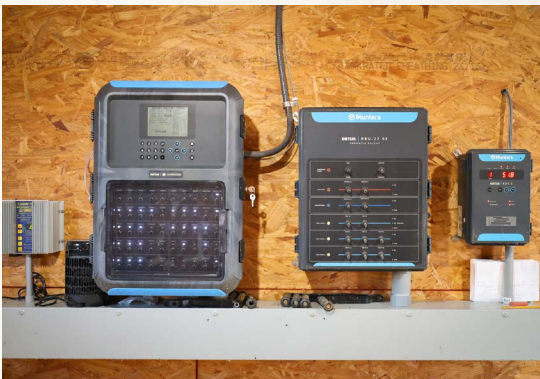
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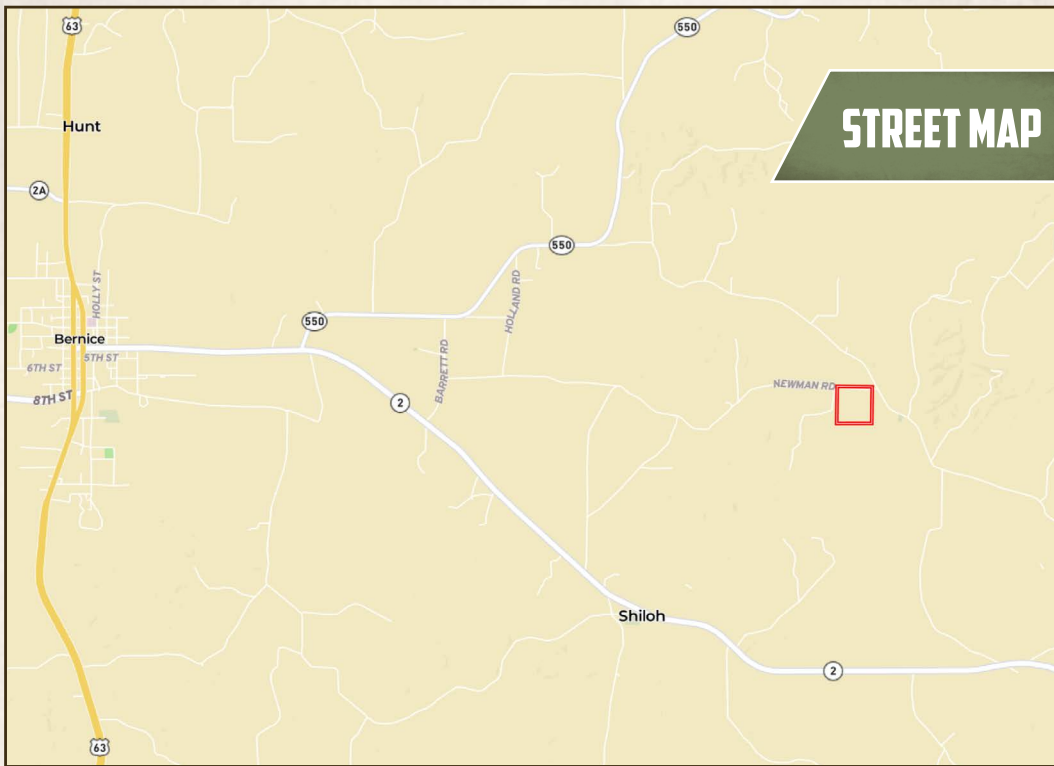
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Directions From the Intersection of Patrick Church Road and Newman Road in Bernice, LA: Travel west 0.1 miles on Newman Road to the farm entrance on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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