



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

WELCOME TO

T.V. Broiler Farm

**78.94± ACRE POULTRY FARM
LINCOLN PARISH, LA**

\$950,000

EIGHT BROILER HOUSES & A HOME



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

THE LINCOLN 78.94

PROPERTY PROFILE

LOCATION:

- 751 Young Road
Dubach, LA 71235
- Lincoln Parish
- 19± Miles NW of Ruston
- 257± Miles E of Dallas, TX
- 307± Miles NE of Houston, TX

COORDINATES:

- 32.72640, -92.77070

TAX INFORMATION:

- Parcel #1: 14204144001
- Parcel #2: 15204000002
- TBD

PROPERTY USE:

- Poultry Farm
- Investment
- Residential

PROPERTY INFORMATION:

- 78.94± Total Acres
- Eight 40' x 400' Broiler Houses
- Single Wide Mobile Home
 - 3 Bedrooms/2 Bathrooms
- Equipment Package Included
- Split Between 2 Tracts



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JOSH BECKHAM

LAND SPECIALIST

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

smalltownproperties.com



Information is believed to be accurate but not guaranteed.

WELCOME TO THE LINCOLN 78.94

WELCOME TO T.V. BROILER FARM, AN 8-HOUSE POULTRY OPERATION LOCATED ON 78.94± ACRES IN NORTH LINCOLN PARISH, LOUISIANA. The farm consists of two separate four-house units situated on two properties in Dubach. Built in 1993, all eight broiler houses measure 40' x 400'.

T.V. Broiler Farm is currently out of production but presents an opportunity for a grower looking to enter the poultry business. A detailed upgrade list is readily available for prospective buyers. The houses are equipped with Rotem Platinum Plus controllers, Chore-Time feeders, and a combination of Ziggity and Plasson drinker lines. The farm has had new fans installed and is equipped with tunnel doors. Each four-house unit is supported by its own water well with city water backup and a dedicated backup generator. One unit features a 115 kW generator, while the other is supported by a 125 kW generator.



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MORE ABOUT THE LINCOLN 78.94

The property also includes a single-wide mobile home. T.V. Broiler Farm was most recently contracted with House of Raeford Farms. An equipment package will be included with the sale that includes a John Deere tractor, KMC House Keeper, and KMC wall cleaner.

Whether you're looking to expand an existing poultry operation or purchase your first farm, T.V. Broiler Farm combines eight houses, a comprehensive equipment package, and a residential improvement all on 78.94± acres in Lincoln Parish.

**Call Josh Beckham today to schedule a
private tour and experience #TheSmallTownWay.**



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T.V. BROILER FARM | 78.94± ACRES

LINCOLN PARISH, LOUISIANA



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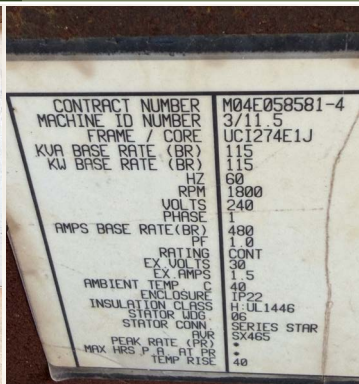
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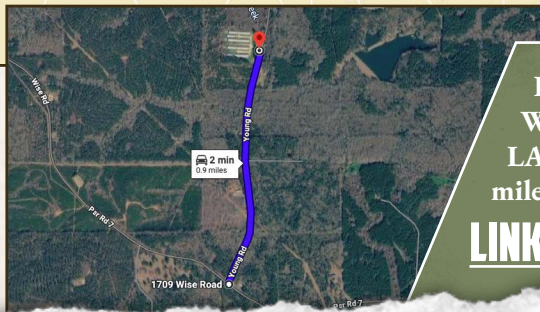
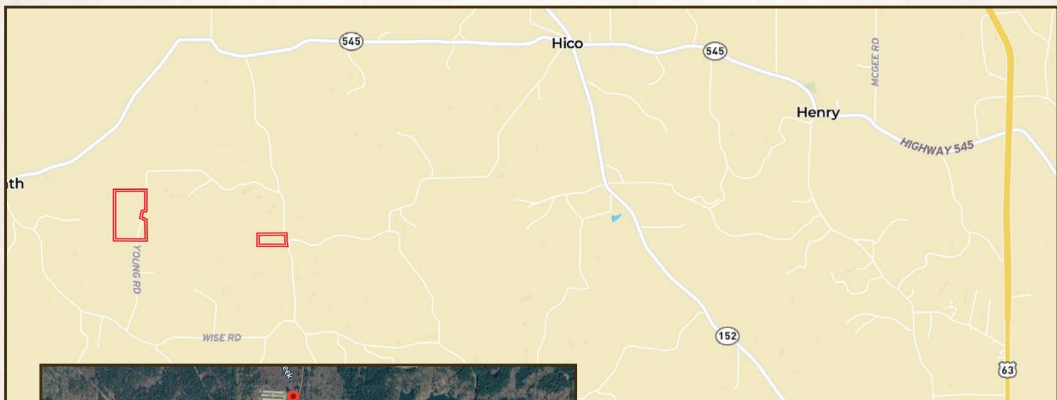
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LINCOLN PARISH, LOUISIANA



Directions From the Intersection of
Wise Road & Young Road in Dubach,
LA: Travel north on Young Road for 0.9
miles to the farm entrance on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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