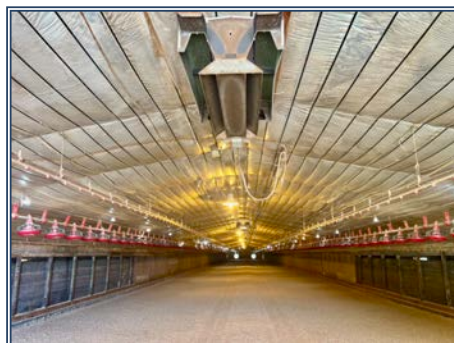




This 21-acre poultry farm is a turnkey operation featuring four updated 40' x 400' broiler houses, with room for expansion. Originally built in 1994 and fully upgraded in 2018, the farm includes advanced automation systems like Rotem controllers, Ziggity water lines, Choretime feeders, and 70 feet of cool cells. It runs on propane with leased tanks, has a reliable well water supply backed by a community system, and a 108 KW generator for uninterrupted power. The property also offers two litter/compost sheds and a two-bedroom, one-bath worker residence. Currently under contract with a top poultry company, the farm grows 9-pound birds, generating an average annual gross income of \$215,000. Plus, a \$77,000 energy grant approval ensures future efficiency upgrades. Don't miss this incredible investment opportunity—contact me today to learn more or schedule a showing!

2383 Game Reserve Road, Marion, LA

32.90234, -92.35593 GPS



\$795,000

**4 House Broiler
Farm
21± Acres**



Josh Beckham
beckhamjosh5@gmail.com
Office: (601) 250-0017
Cell: (318) 548-6377
SouthernStatesRealty.com