



Exceptional opportunity to own a high-income poultry operation on 30± acres, complete with seven broiler houses, a well-maintained 2005 3BR/2BA mobile home, and room to expand in Marion, Louisiana. The farm includes (2) 42' x 400' houses built in 2017, (1) 42' x 450' house built in 2018, (4) 40' x 400' houses built in 1995 and updated in 2017, plus a 42' x 450' pad ready for new construction. Houses are fully equipped with Rotem Platinum Plus controllers, Choretime and Val-Co feeders, Ziggity and Val-Co drinkers, along with Space Ray and LB White radiant brood heaters. 2 Taylor back up generators provide reliable, efficient operation in case of an emergency. There is one deep water well with a 5,500-gallon holding tank and rural water backup in place. Farm is fully supplied by natural gas. Supporting structures include two litter sheds, three equipment sheds, and a shop. The farm is currently under contract with a leading poultry company growing an 8.5 lb bird, offering immediate cash flow. All essential equipment to operate included—Ford 7740 tractor, two Lewis house keepers, bush hog, and Reynolds dirt buggy. Two ponds add functionality to the property. Additional acreage available to purchase for poultry house construction, cattle grazing, or hay production. Don't miss this rare chance to step into a proven, profitable operation with expansion potential.

3962 Highway 549, Marion, LA

32.902055, -92.397835 GPS



\$1,395,000

**7 House Broiler
Farm
30± Acres**



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