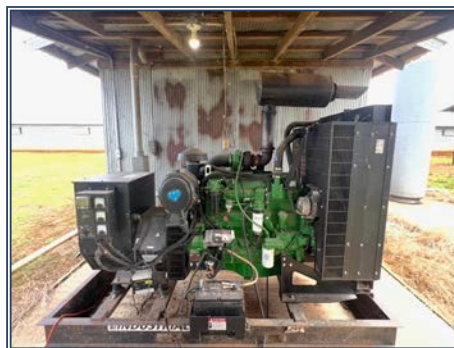




Turnkey 8-House Broiler Poultry Farm | Athens, LA | Claiborne Parish. Located just outside Athens in Claiborne Parish, this turnkey 8-house broiler poultry farm is a rare opportunity to acquire a fully updated and income-producing farm. Each of the eight 40' x 400' houses was completely gutted and retrofitted in 2020. This farm grows a 10 lb target bird and is under contract with a national poultry integrator, averaging 4.5 flocks per year. The houses are now equipped with Choretime feeders, Ziggy drinkers, LB White Oval 80 tube heaters, European-style vent doors, tunnel doors, 80' cool cells, bi-fold doors, and Rotem Platinum Plus controllers with full Rotem communication capabilities. The farm has (2) 150KW backup generators (installed in 2020), (2) 5 HP wells, (2) rural backup water systems, and is serviced by natural gas. Additional infrastructure includes three litter barns measuring 170' x 43', 90' x 43', and 70' x 43', providing ample space for litter management and storage. The property spans approximately 92 acres and features a 40' x 80' insulated two-bay shop ideal for maintenance, equipment storage, and hobbies. On-site housing includes a 3-bedroom, 2-bathroom single-wide mobile home for farm help along with a custom built 3,600± sqft 4-bedroom, 3-bathroom brick home overlooking the property. This is a fully operational, high-efficiency farm with the potential for a cattle operation and/or hay production. An equipment package is included with the sale. This farm is ready for a new owner to step in and continue production without interruption.

240 Gantt Rodeo Road, Athens, LA

32.64833, -92.99208 GPS



**\$2,300,000**

**8-House Broiler  
Farm  
92± Acres**



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