



Been waiting for the right opportunity to step into an income-producing poultry farm? This fully operational 4-house broiler operation in Downsville, Louisiana delivers immediate cash flow, modern updates, and a well-maintained home on site. Located on a quiet rural setting, the farm features (4) 42' x 500' broiler houses built in 2001, all updated in 2022. Each house is equipped with Choretronics controllers, Choretime feeders, Ziggity nipple drinkers, and Shenandoah quad radiant heaters—a turnkey setup for consistency and efficiency. A Taylor 115KW generator provides full backup power, ensuring continuous operation during outages. Water is supplied by a deep well with rural water as a secondary source, and the farm runs on propane. Supporting structures include a 30x40 litter barn built in 2023 and a brand-new 40x80 litter barn built in 2025, giving you ample storage and clean-out capacity. All essential equipment is conveyed, including a 2022 Kubota 65HP tractor and a poultry house keeper, making this a true plug-and-play operation. The property also includes a comfortable 3BR/2BA home with 2,494 heated square feet, offering the convenience of living on-site or the option to rent for added income. The farm is currently under contract with a leading poultry integrator, growing an 8.5 lb bird, providing a reliable, steady income from day one. Opportunities like this—updated, outfitted, and income-producing—are rare in today's market. This operation is ideal for both new growers looking for a strong start or experienced operators seeking expansion.

1034 McCrary Road, Downsville, LA

32.62568, -92.35012 GPS



\$1,200,000

**4 House Broiler
Farm
11.75± Acres
3 Bed/2 Bath**



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