



Welcome to the RH Broiler farm located in the Weldon area of Bernice, Louisiana in Claiborne Parish. This farm is a fully operational 5-house broiler farm with residence on 34± acres and offers immediate income, expansion potential, and comfortable country living. The farm consists of four 42'x500' houses built in 2007 and one 38'x450' built in 1998 and retrofitted in 2007. Along with the 5 operational houses is a prepared 42'x500' pad with electric, water, and natural gas for a sixth house. Poultry houses are equipped with Choretronic controllers, brooder heaters, ACME Fans, chore time feeders and much more. There is one high-output well with city back up for water supply sources. There is (1) 190K generator with new transfer switches for reliable back up power. Located on the farm is a 32'x60' shop with air conditioned office & bathroom. This farm has 1 litter barn and 1 equipment shed with a Kubota 6040 tractor, Mahindra 35 hp tractor, Lewis Brothers cake-out machine, wash-out rig, pulverizer, and additional implements that will be included. The 4,200± sqft custom home sits on approximately 5 acres across from the farm and features 3 bedrooms, 3 full and 2 half baths, a formal living and dining area, theater room entertainment space, extra rooms for bedrooms or office, and an 18'x30' insulated shop. The broiler houses are fully operational and are contracted with a leading poultry integrator. The RH Broiler farm can be purchased without the custom residence on 28± acres also. If you are looking for a turn-key farm that has great functionality, great income and a nice residence on sit then this one may be the one for you.

2047 Barber Creek Road, Bernice, LA

32.874215, -92.749231 GPS



\$1,500,000

**5-House Broiler Farm
34± Acres**



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