



Welcome to the Pham Broiler Farm. This farm is an exceptional, turnkey income-producing broiler poultry farm situated in Simsboro, Louisiana, just 10 minutes from Ruston, offering both privacy and convenient access to town. Spanning 74.6 acres, this impressive operation features (10) 46' x 600' broiler houses constructed in 2020 designed for efficiency, performance, and long-term productivity. Each house is fully equipped with a Tri-Ply ceiling system, Chore-Time turbo grow feeders, Plasson drinkers, brooder heaters, Acme vent machines, LED lighting system throughout and Rotem Platinum Plus Stage 50 controllers. This farm is also equipped with a Munters alarm system. This farm features (2) 2020 3-bedroom, 2-bath mobile homes, offering comfortable on-site living for owners, managers, or employees. The broiler houses are serviced by propane heat, with water sourced from (5) on-site wells and a rural water backup providing an excellent water infrastructure setup ensuring a dependable water supply, as well as (1) 165 KW and (1) 250 KW generator to provide peace of mind with backup power. A 46' x 100' litter shed adds to the farm's functionality and organization. Meticulously maintained and fully equipped, this operation delivers strong annual gross income and represents an outstanding opportunity for owner-operators seeking a high-quality, modern poultry farm in a prime North Louisiana location. This farm is currently under contract with one of the nation's leading poultry companies and is growing a 9 pound bird. The farm is being sold with a complete equipment package that includes a 2018 John Deere 5100E 100hp tractor with loader, a Massey Ferguson 70S tractor with bush hog, John Deere 317 Skid Steer, (2) KMC House Keepers, (2) Toyota farm trucks, and much more. Don't miss the opportunity to make this farm yours today!

259 Storey Road, Simsboro, LA

32.522654, -92.853740 GPS



\$5,250,000

10-House Broiler
Farm
74.6± Acres



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