



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



21± ACRE POULTRY FARM
UNION PARISH, LA
\$1,150,000

WELCOME TO

Roberts Broiler Farm



OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE ROBERTS BROILER FARM

PROPERTY PROFILE

LOCATION:

- 999 Double Bridges Road
Dubach, LA 71235
- Union Parish
- 21± Miles NE of Ruston
- 36± Miles S of El Dorado, AR
- 260± Miles E of Dallas, TX
- 312± Miles NE of Houston, TX

COORDINATES:

- 32.7726, -92.6926

PROPERTY USE:

- Poultry Operation
- Investment
- Residential

TAX INFORMATION:

- Parcel #: 0040195975: \$139.73

PROPERTY INFORMATION:

- 21± Acres
- 6 Total Broiler Houses
 - Four 40'x400' Houses
 - Two 40'x500' Houses
- Full Equipment Package Included
 - Low Profile 4WD Tractor
 - Lewis Brothers Housekeeper #5
 - Lewis Brothers Blower
 - Diesel Storage Tank
 - Sidewall Cleaner
 - House Washer
 - Prifert Tiller
 - Bush Hog
 - Dirt Pan
 - Leveler
- Mobile Home



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JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

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josh@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE ROBERTS BROILER FARM

WELCOME TO THE ROBERTS BROILER FARM IN DUBACH, LOUISIANA! This 21± acre poultry farm in Union Parish includes six broiler houses, four of which are 40' x 400' and two of which are 40' x 500'. All of the broiler houses were last updated in 2023.

The farm is equipped with Rotem Platinum Plus controllers, Rotem and Munters alarm systems, Chore-Time feeders, Ziggity drinkers, and quad radiant heaters. This farm operates on propane. Two backup generators are in place, ensuring efficient and continuous operations: a 108 kW John Deere and a 105 kW Perkins. Water is supplied by two wells with rural backup.

Additional improvements include two litter sheds, two equipment sheds, an insulated shop, a storage building for parts and supplies, and an on-site office. A mobile home residence is located on the property, with a second homesite also available.



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MORE ABOUT THE ROBERTS BROILER FARM

The Roberts Broiler Farm is currently under contract with a nationally recognized company growing 9± pound target weight chickens. Additionally, all farm equipment is included so the buyer can operate the farm from day one. Equipment to be included is a low profile 4WD tractor, a Lewis Housekeeper #5, a dirt pan, a bush hog, a house washer, a Prifert tiller, a sidewall cleaner, a Lewis Brothers blower, a leveler, and a diesel storage tank.

Whether you're an experienced poultry grower or looking to invest in a profitable poultry farm, this North Louisiana farm is a great opportunity.

Contact Josh Beckham today to schedule a private showing and experience #TheSmallTownWay.



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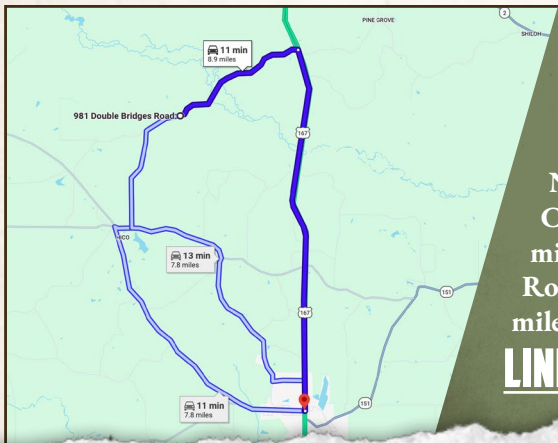
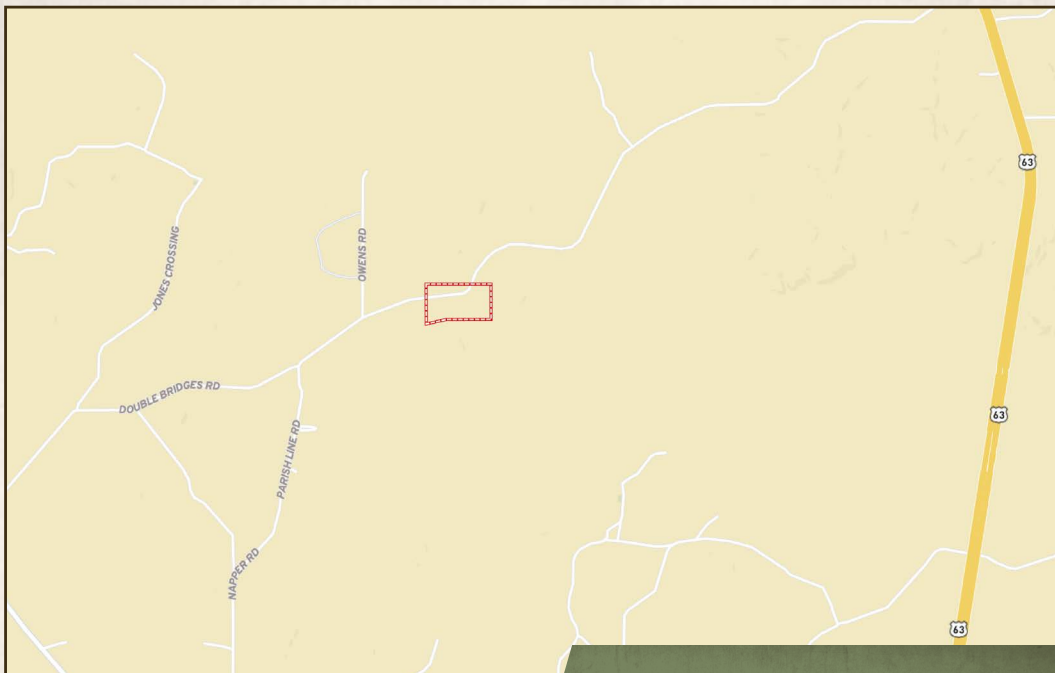
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Directions From Dubach, LA: Travel on LA-151 S for 1.1 miles. Continue straight onto LA-152 W for 3.9 miles. Turn right onto LA-545 E, proceed for 0.3 miles, and then turn left onto Napper Road. Travel for 1.1 miles. Continue onto Parish Line Road for 0.7 miles. Turn right onto Double Bridges Road, and the property will be ahead in 0.7 miles on both sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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