SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

21.48± ACRES
SABINE PARISH, LA

$2,350,000



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

THE SABINE 21.48

PROPERTY PROFILE

LOCATION:

- 1040 Brumley Road
  Many, LA 71449
- Sabine Parish
- 5± Miles N of Many
- 32± Miles SW of Natchitoches
- 66± Miles SE of Center, TX
- 208± Miles NE of Houston, TX

COORDINATES:

- 31.63745, -93.46920

TAX INFORMATION:

- Parcel #1: 0040139600B
  - 2026 Taxes: $1,757.32

PROPERTY USE:

- Poultry Farm
- Investment
- Residential

PROPERTY INFORMATION:

- 21.48± Acres
- Six 50' x 500' Broiler Houses
  - Built in 2013
- Equipment Package Included
- Single-Wide Mobile Home
  - 3 Bedrooms/2 Baths
- Double-Wide Mobile Home
  - 3 Bedrooms/2 Baths
- 2 Litter Barns





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JOSH BECKHAM
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2204 N 7th Street, Suite D - West Monroe, LA 71291
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SABINE 21.48

WELCOME TO BELLA FARMS, A 21.48± ACRE POULTRY OPERATION FEATURING SIX BROILER HOUSES. The Saline Parish, Louisiana, farm has been well maintained; all six houses underwent a complete retrofit in 2021. Bella Farm is currently growing a 4.1-pound bird for a nationally recognized integrator.

Bella Farm consists of six 50' x 500' broiler houses built in 2013. These broiler houses are equipped with Chore-Time feeders with Chick-Mates, Ziggity drinkers, quad-radiant heaters, Rotem Platinum Plus controllers, and a Munters alarm system. Ventilation is provided by 12 tunnel fans and three exhaust fans per house, along with Eagan tunnel doors and Eagan vent doors. The farm operates on natural gas. This six-house unit is supported by two water wells and two backup generators, providing multiple layers of infrastructure for continued poultry production.





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MORE ABOUT THE SABINE 21.48

Bella Farm also features two residences, providing excellent on-site housing for an owner, family members, or farm employees. The homes include a three-bedroom, two-bathroom single-wide mobile home and a three-bedroom, two-bathroom double-wide mobile home. An equipment package is included with the sale, adding significant value to this turnkey operation. The package includes a John Deere tractor with front-end loader, Lewis Brothers House Keeper, bush hog, zero-turn mower, side-by-side, and ATV.

With six broiler houses producing a substantial income, Bella Farm offers an excellent opportunity to acquire an established poultry operation with the infrastructure needed for successful continued production. Ask about additional farms available nearby. All buyers must be pre-approved prior to farm visits.

Contact Josh Beckham today to schedule a private tour and experience #TheSmallTownWay!

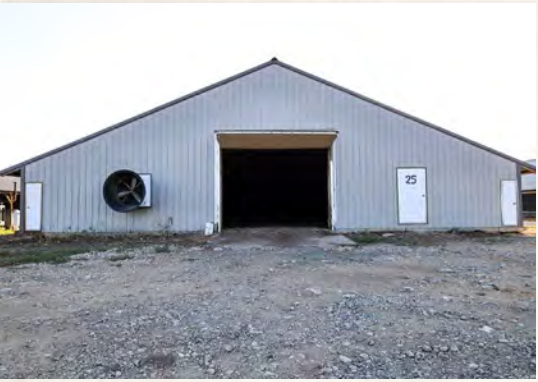




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21.48± ACRE POULTRY FARM | SABINE PARISH, LOUISIANA













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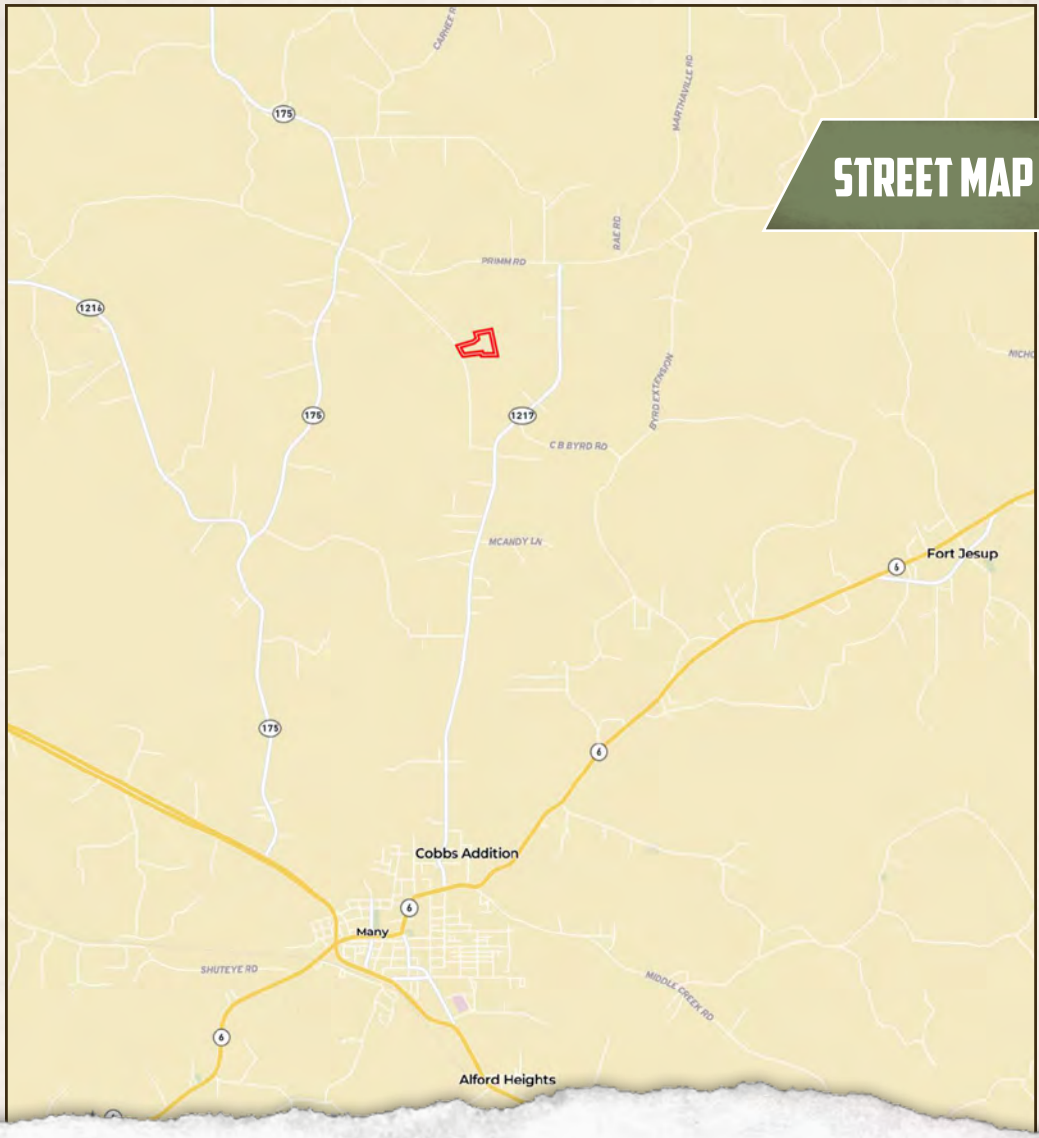


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STREET MAP





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21.48± ACRE POULTRY FARM | SABINE PARISH, LOUISIANA

land id. LINK





Directions from the Intersection of Highway 1217 and Brumley Road in Many, LA: Travel west on Brumley Road for 1 mile. The property is located on the east side of the road.

LINK TO GOOGLE MAP DIRECTIONS



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