



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



Welcome to
**VE BROILER
POULTRY FARM**

**62± ACRES
UNION PARISH, LA**

\$7,700,000

TWELVE BROILER HOUSES

AND TWO HOMES!



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

LOCATION:

- 740 Tucker Store Road
Spearsville, LA 71277
- Union Parish
- 24.6± Miles NW of Farmerville
- 37.3± Miles N of Ruston
- 98± Miles SE of Hope, AR
- 288± Miles Et of Dallas, TX
- 324± Miles NE of Houston, TX

COORDINATES:

- 32.99145, -92.62750

PROPERTY USE:

- Poultry Farm
- Investment
- Residential Homestead

PROPERTY INFORMATION:

- 62± Acres
- Twelve 46' x 600' Houses
- Two Litter Barns
- Built in 2025
- Two Mobile Homes
 - Single-Wide
 - 3 Bedrooms/2 Bathrooms
- 3 Years of Building Incentives
to be Transferred
- Equipment Package Included

TAX INFORMATION:

- Parcel #1: 1012320001
- Parcel #2: 1013410003
- Parcel #3: 1012320002
- Parcel #4: 1013410004
- Taxes: TBD



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JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

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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 UNION 62

WELCOME TO VE BROILER POULTRY FARM, AN EXCEPTIONAL 62± ACRE POULTRY OPERATION LOCATED JUST OUTSIDE OF SPEARSVILLE, LOUISIANA. The Union Parish farm features twelve 46' x 600' broiler houses, built in 2025, designed with efficiency and long-term production in mind.

Each poultry house is equipped with Chore-Time CT-Plus feeders with TurboMate chick feeders, Space-Ray Big Foot heaters, Egan tunnel doors, and European-style vent doors. Six of the houses are equipped with Plasson drinkers, while the remaining six feature Ziggity drinkers. The houses are set up for center-house brooding, providing an efficient setup for flock management. Ventilation is powered by fourteen 57" Chore-Time Enduro tunnel fans and five 36" Chore-Time Turbo exhaust fans per house. Each house is also equipped with 120' Chore-Time cool cells with dual pumps, providing a modern ventilation and cooling system designed for efficient environmental control throughout the operation.



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MORE ABOUT THE UNION 62

VE Broiler Poultry Farm operates with Rotem Pro controllers paired with RBU-27 SE Enhanced Backup controllers and a Munters alarm system. The farm is divided into two six-house units, with power backup for each unit supplied by two 210 kW Perkins generators. Water is supplied by two deep-water wells with city water backup and two 10,000-gallon water storage tanks with constant pressure for each six-house unit, providing multiple water sources for added reliability. Additional infrastructure includes two 35,000-pound feed bins per house and a dedicated 1,000-gallon propane tank for each house, as the farm operates on propane.

There are two large litter/compost sheds on the property. The remaining three years of building incentives currently in place will be transferred at the close of sale, providing a major added benefit. Building incentive and farm income information can be supplied to qualified prospective buyers upon request.



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MORE ABOUT THE UNION 62

Included with this farm is a full equipment package. Farm equipment to be sold with the farm includes two 5075E John Deere Tractors with front-end loaders, a KMC 4260D Poultry House Keeper, an LP96 Pulverizer, and a KMC Wall Cleaner. Additionally, the property includes two single-wide mobile homes, each offering three bedrooms and two bathrooms, providing convenient on-site living accommodations for an owner, farm manager, or farm help.

Whether you are an experienced poultry grower looking to expand or searching for an opportunity to acquire a large-scale, nearly new poultry operation growing for a nationally recognized integrator, VE Broiler Poultry Farm offers a rare opportunity! Purchase twelve broiler houses, built in 2025, with modern equipment, substantial infrastructure, and a highly efficient two-unit setup.

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



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land id.
[LINK](#)



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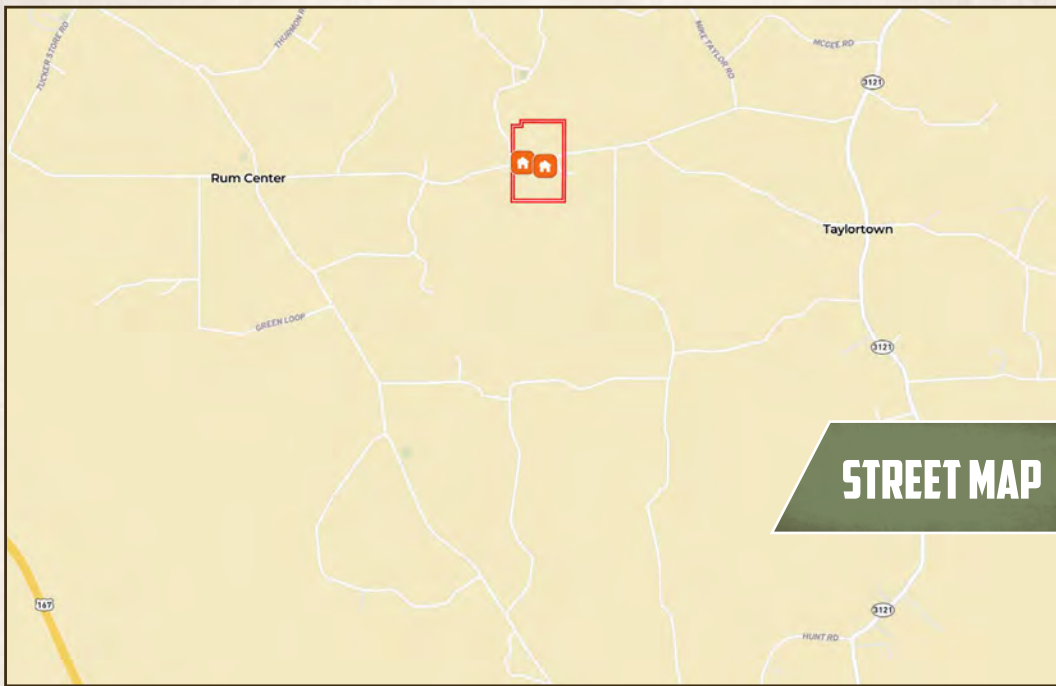
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STREET MAP



Directions From Spearsville, LA:
Travel 3.8 miles north on Highway 3121. Turn left on Ervin Road and travel 1.1 miles west. Turn left on Tucker Store Road and continue 0.6 miles west to the farm entrance. The farm is located on both sides of Tucker Store Road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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