



**16.56± ACRE POULTRY FARM
LINCOLN PARISH, LA**

\$300,000

TURNKEY WITH 3 BROILER HOUSES



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE LINCOLN 16.56

PROPERTY PROFILE

LOCATION:

- 586 Walker Road
Choudrant, LA 71227
- Lincoln Parish
- 2± Miles SE of Choudrant
- 10± Miles E of Ruston
- 265± Miles E of Dallas
- 315± Miles NE of Houston

COORDINATES:

- 32.5189744, -92.4839523

TAX INFORMATION:

- Parcel: 28181000796
- Parcel: 28181000846
- Taxes: TBD

PROPERTY USE:

- Poultry Operation
- Investment
- Commercial

PROPERTY INFORMATION:

- 16.56± Acres
- Three-House Broiler Poultry Farm
- Two 40'x400' Houses
 - Built in 1993
- One 43'x400' House
 - Built in 2001
- Mineral Rights included
- Additional Acreage/Farm Available



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WELCOME TO THE LINCOLN 16.56

IF YOU ARE SEEKING TO ENTER OR EXPAND YOUR CURRENT OPERATION IN THE POULTRY INDUSTRY, THE LINCOLN 16.56 IS WORTH CONSIDERING! Located in Choudrant, Louisiana, roughly ten miles east of Ruston, this 16.56± acre income-producing three-house broiler poultry farm presents a strong opportunity for new and experienced growers. The Lincoln Parish farm is currently under contract with one of the nation's leading poultry integrators and produces 8.5± pound target-weight chickens in a proven, established operation.

The property includes two 40' x 400' broiler houses built in 1993 and one 43' x 400' broiler house built in 2001, with natural gas service providing efficient and cost-effective heating that helps reduce operating expenses. The farm is supported by dependable infrastructure, including one 5 HP well, one 7 HP well, access to community backup water, and two backup generators rated at 70 kW and 130 kW to ensure uninterrupted production. The farm is equipped with Rotem Platinum Plus controllers and Ziggity waterlines.



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MORE ABOUT THE LINCOLN 16.56

A poultry house keeper is included with the farm. In addition, a 43' x 400' poultry house, damaged during the 2026 ice storm, can be repaired, as well as one 43' x 400' that was a complete loss but is an ideal location to build a brand-new house to take this operation to a large scale. The two damaged houses have no value consideration for this list price.

For buyers interested in an even larger operation, this property may also be purchased together with the neighboring five-house poultry farm, creating an outstanding multi-house poultry investment in one of North Louisiana's strongest poultry-producing regions.

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



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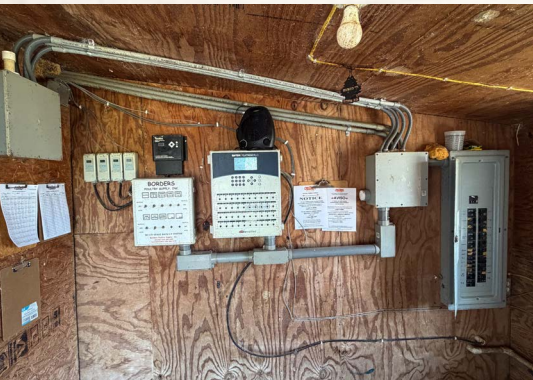
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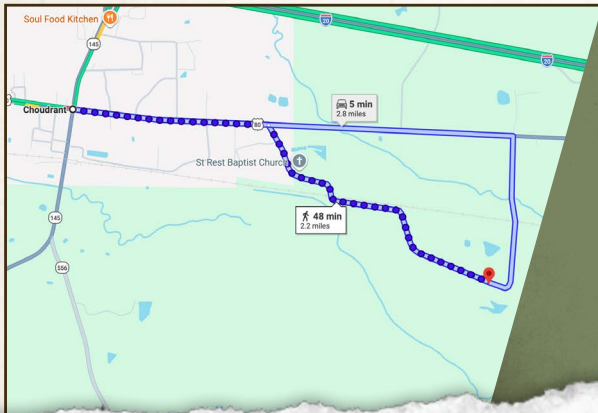
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16.56± ACRE POULTRY FARM

LINCOLN PARISH, LOUISIANA

land id. LINK



Directions From Choudrant, LA:
Travel 0.9 miles east on Highway 80. Turn right on Walker Road and travel 1.3 miles to the farm entrance on the right.

[LINK TO GOOGLE
MAP DIRECTIONS](#)



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