



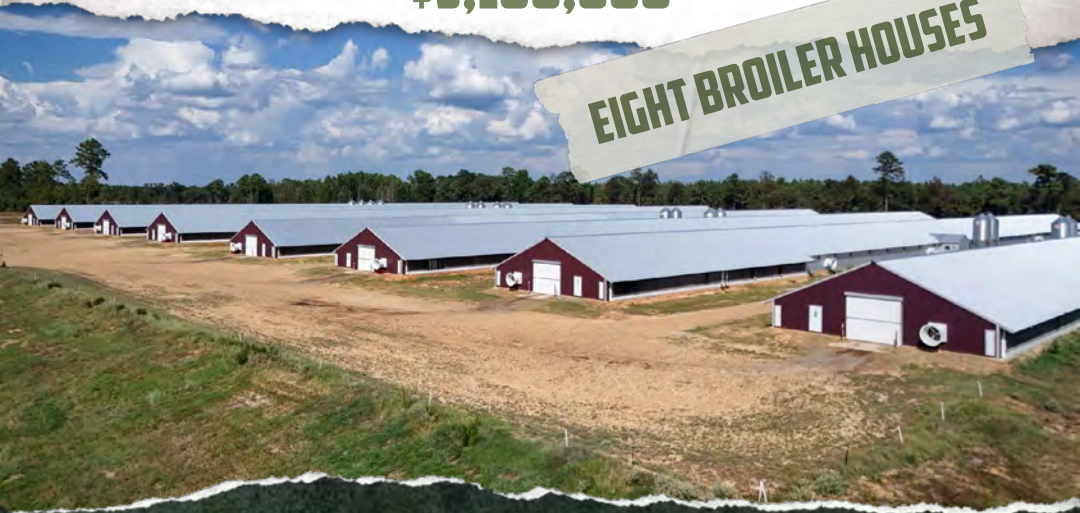
SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

Welcome to
**PINE RIDGE
BROILER FARM**

40± ACRES
UNION PARISH, LA
\$5,100,000

EIGHT BROILER HOUSES



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

THE UNION 40

PROPERTY PROFILE

LOCATION:

- 169A Brock Road
Farmerville, LA 71241
- Union Parish
- 4.9± Miles NW of Foster Farms
- 33± Miles NE of Ruston
- 148± Miles S of Little Rock, AR
- 285± Miles E of Dallas, TX
- 335± Miles NE of Houston, TX

COORDINATES:

- 32.88205, -92.45995

PROPERTY USE:

- Poultry Farm
- Hay Production
- Residential Homestead
- Potential Small Cattle Operation

PROPERTY INFORMATION:

- 40± Acres
- Eight 46' x 600' Broiler Houses
- 46' x 150' Open-End Litter Barn
- 20' x 20' Shed
- Phoenix Sentry Dehydrator
- Equipment Package Included
- Small Pasture Area
 - Partially Fenced
- 3 Years of Building Incentives
- Pond

TAX INFORMATION:

- Parcel #1: 0030124205
- Taxes: TBD



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

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 40

WELCOME TO PINE RIDGE BROILER FARM, AN EXCEPTIONAL 40± ACRE POULTRY OPERATION LOCATED JUST NORTH OF FARMERVILLE, LOUISIANA, IN UNION PARISH. The farm features eight 46' x 600' broiler houses built in 2025. The property consists primarily of pastureland and also features a pond, adding additional versatility to the operation.

Each poultry house is equipped with Chore-Time C2 Plus feeders, Lubing drinkers, 90,000 BTU Space-Ray Big Foot heaters, Eagan tunnel doors, and Eagan vent doors. The houses are set up for center-house brooding, providing an efficient setup for flock management. Ventilation is powered by fourteen 57" Chore-Time Endura tunnel fans and five 36" Chore-Time Turbo exhaust fans per house. Each house is also equipped with Lubing cool cells set up for plastic pads if wanted, providing a modern ventilation and cooling system designed for efficient environmental control throughout the operation.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



MORE ABOUT THE UNION 40

This farm operates with Rotem Pro controllers paired with RBU-27 SE Enhanced backup controllers and a Communicator 2.0 alarm system. Power backup is supplied by two 210 kW Perkins generators. Water is supplied by three deep-water wells, 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 is one 46' x 150' litter shed on the property. One perk of this farm is the Phoenix Sentry Dehydrator that was added during construction. There are three years of building incentives that currently remain and will be transferred to the new buyer. Building incentive and farm income information can be supplied to qualified prospective buyers upon request.

Included with this farm also is a full equipment package. Farm equipment to be sold with the farm includes a 100hp New Holland Poultry Special tractor with front end loader, a 100hp Case Poultry Special tractor with front end loader, a John Deere 50hp Tractor, a Lewis Brothers house keeper, a Creekview Pulverizer, a Creekview windrower, a KMC Wall Cleaner, a 10' hydraulic box blade, a 5' angle blade, a buffalo turbine blower, a rock bucket, an Exmark Lawnmower, a Kawasaki side-by-side, and an electric golf cart.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE UNION 40

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, Pine Ridge Broiler Farm offers a rare opportunity to purchase eight 2025-built broiler houses with modern equipment, substantial infrastructure, and a highly efficient setup, along with 40± acres of pastureland and a pond.

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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40± ACRE POULTRY FARM

PINE RIDGE BROILER FARM

UNION PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40± ACRE POULTRY FARM

PINE RIDGE BROILER FARM

UNION PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40± ACRE POULTRY FARM

PINE RIDGE BROILER FARM

UNION PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40± ACRE POULTRY FARM

PINE RIDGE BROILER FARM

UNION PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

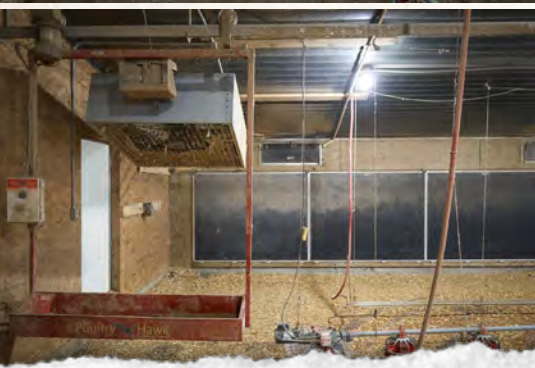
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40± ACRE POULTRY FARM

PINE RIDGE BROILER FARM

UNION PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40± ACRE POULTRY FARM

PINE RIDGE BROILER FARM

UNION PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40± ACRE POULTRY FARM

PINE RIDGE BROILER FARM

UNION PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40± ACRE POULTRY FARM

PINE RIDGE BROILER FARM

UNION PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40± ACRE POULTRY FARM

PINE RIDGE BROILER FARM

UNION PARISH, LOUISIANA

land id. LINK



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

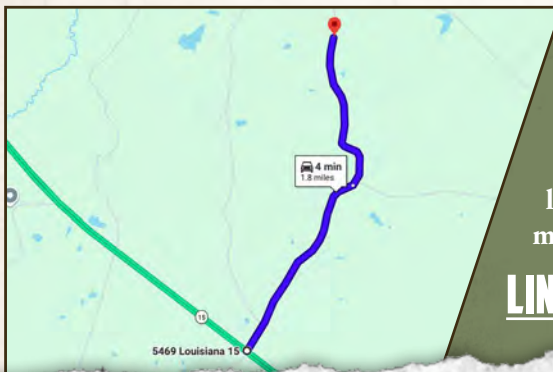
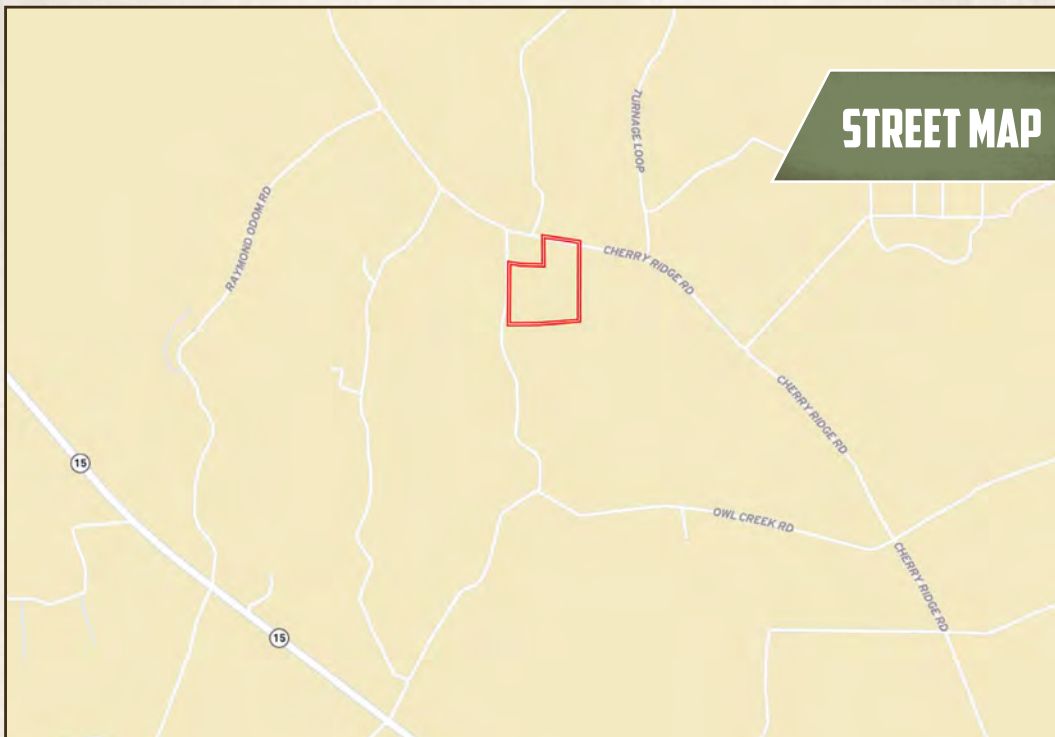
josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

STREET MAP



Directions From the Intersection of Highway 15 & Owl Creek Road in Farmerville, LA: Travel northeast on Owl Creek Road for 1 mile. Take a slight left onto Brock Road and continue 0.8 miles to the property on the right.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

