



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

28.32± ACRE POULTRY FARM
LINCOLN PARISH, LA
\$840,000

TURNKEY WITH 5 BROILER HOUSES



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

THE LINCOLN 28.32

PROPERTY PROFILE

LOCATION:

- 579 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

PROPERTY USE:

- Poultry Operation
- Investment
- Commercial
- Residential/Homestead
- Hunting

PROPERTY INFORMATION:

- 28.32± Acres
- Five-House Broiler Poultry Farm
- Three 40'x500' Houses
 - Built in 1998
- Two 43'x500' Houses
 - Built in 2004
- Mobile Home
 - 3 Bedrooms/2 Baths
- Additional Acreage/Farm Available

TAX INFORMATION:

- Parcel: 28181WAL886
- \$426.83 (2025)



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JOSH BECKHAM

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com



Information is believed to be accurate but not guaranteed.

WELCOME TO THE LINCOLN 28.32

INTRODUCING A TURNKEY FIVE-HOUSE BROILER POULTRY FARM IN CHOUDRANT, LOUISIANA. This profitable investment opportunity, roughly ten miles east of Ruston, is situated on 28.32± acres in Lincoln Parish. The farm is with one of the nation's leading poultry companies and is growing 8.5± pound target-weight chickens.

The operation includes three 40' x 500' broiler houses built in 1998 and two 43' x 500' houses built in 2004, all equipped with Choretime feeders, Ziggity drinkers, tube heat, cool cell systems, vent machines, and Choretronics and Rotem controllers for efficient automated management. Natural gas service provides major savings on heating and energy costs, while reliable infrastructure includes a drilled 10 HP water well, community backup water, and two backup generators (100 kW and 60 kW) to ensure uninterrupted operation.



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MORE ABOUT THE LINCOLN 28.32

Additionally, the property features a 2017 three-bedroom, two-bath mobile home for on-site living or employee housing. A tractor and a poultry house keeper are also included in the sale. A 40'x500' house that was damaged in the 2026 ice storm can be rebuilt, but no value is assigned to it.

Whether you are an experienced grower or entering the poultry industry for the first time, this well-maintained and income-producing farm offers modern equipment, dependable infrastructure, and an established production contract in one of North Louisiana's strongest poultry regions. Additional acreage/farm is available.

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



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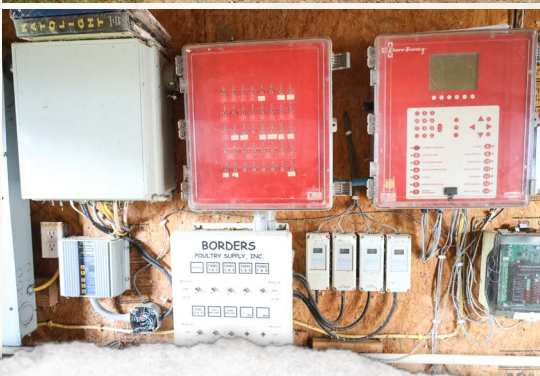
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LINCOLN PARISH, LOUISIANA



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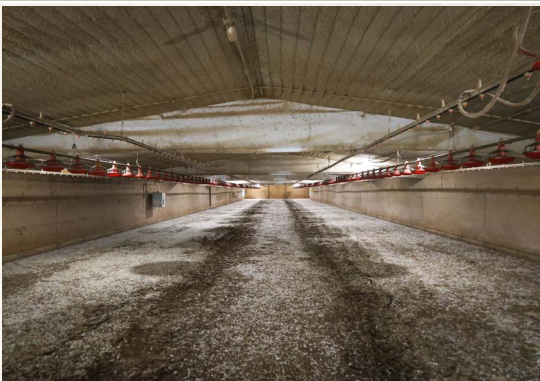
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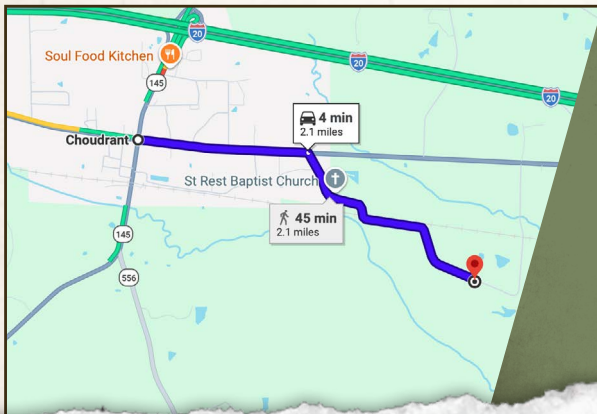
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land id. **LINK**



Directions From Choudrant, LA:
Travel 0.9 miles east on Highway 80. Turn right on Walker Road and travel 1.2 miles to the farm entrance on the right.

**LINK TO GOOGLE
MAP DIRECTIONS**



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