



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

WELCOME TO

*The Pham Broiler Farm*

**74.6± ACRE POULTRY FARM**  
**LINCOLN PARISH, LA**  
**\$5,250,000**

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# THE PHAM BROILER FARM

## PROPERTY PROFILE

### LOCATION:

- 259 Storey Road  
Simsboro, LA 71275
- Lincoln Parish
- 4.7± Miles SW of Simsboro
- 14.4± Miles W of Ruston
- 245± Miles E of Dallas, TX
- 297± Miles NE of Houston, TX

### COORDINATES:

- 32.5218, -92.85435

### TAX INFORMATION:

- Parcel: 26185180377
- \$791.26 (2025)

### PROPERTY USE:

- Poultry Operation
- Investment
- Residential/Homestead

### PROPERTY INFORMATION:

- 74.6± Total Acres
- Ten 46'x600' Poultry Houses
  - Built New in 2020
- Two Mobile Homes
  - Each with 3 Bedrooms/2 Baths
- Full Equipment  
Package Included



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**JOSH BECKHAM**

LAND SPECIALIST

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE PHAM BROILER FARM

WELCOME TO THE PHAM BROILER FARM—AN EXCEPTIONAL, TURNKEY INCOME-PRODUCING BROILER POULTRY FARM LOCATED LESS THAN FIVE MILES SOUTHWEST OF SIMSBORO, LOUISIANA. Only 10 minutes from Ruston, the 74.6± acre farm offers both privacy and convenient access to town.

This impressive operation in Lincoln Parish features ten 46' x 600' broiler houses, constructed in 2020, designed for efficiency, performance, and long-term productivity. Each house is fully equipped with a Tri-Ply ceiling system, Chore-Time turbo grow feeders, Plasson drinkers, brooder heaters, Acme vent machines, an LED lighting system throughout, and Rotem Platinum Plus Stage 50 controllers. Additionally, the farm is equipped with a Munters alarm system.

The broiler houses are serviced by propane heat, with water sourced from five on-site wells and a rural water backup, providing an excellent water infrastructure setup ensuring a dependable water supply, as well as one 165 kW and one 250 kW generator to provide peace of mind with backup power. A 46' x 100' litter shed adds to the farm's functionality and organization.



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# MORE ABOUT THE PHAM BROILER FARM

For comfortable on-site living for owners, managers, or employees, the farm includes two 2020 mobile homes, each with three bedrooms and two baths.

Meticulously maintained and fully equipped, this operation delivers strong annual gross income and represents an outstanding opportunity for owner-operators seeking a high-quality, modern poultry farm in a prime location. The Pham Broiler Farm is currently under contract with one of the nation's leading poultry companies and is growing a 9± pound bird. The farm is being sold with a complete equipment package that includes a 2018 John Deere 5100E 100hp tractor with a loader, a Massey Ferguson 70S tractor with a bush hog, a John Deere 317 skid steer, two KMC house keepers, two Toyota farm trucks, and much more.

**Take advantage of a unique opportunity! Call Josh Beckham today to schedule a private tour and experience #TheSmallTownWay.**



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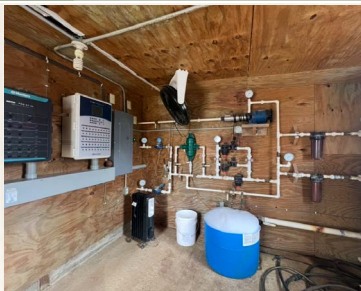
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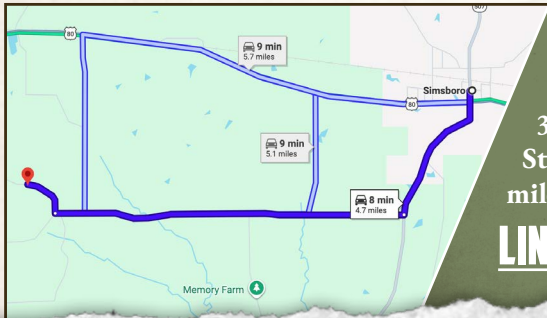
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Directions From Simsboro, LA: Travel 1.3 miles south on Highway 507. Turn right on Centerpoint Road/Par Road 305 and continue 3 miles. Turn right on Storey Road/Par Road 308 and proceed 0.4 miles to the farm on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



**STH** **SMALLTOWN**  
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