



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



11.77± ACRE POULTRY FARM WITH A HOME
UNION PARISH, LA
\$1,140,000

FOUR-HOUSE BROILER OPERATION



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

THE UNION 11.77

PROPERTY PROFILE

LOCATION:

- 1034 McCrary Road
Downsville, LA 71234
- Union Parish
- 13.5± Miles SE of Farmerville
- 278± Miles E of Dallas
- 328± Miles NE of Houston

COORDINATES:

- 32.62570, -92.35011

TAX INFORMATION:

- Parcel #: 0050014452: \$331.52
- Parcel #: 0050014615: \$2,019.41

PROPERTY USE:

- Residential
- Poultry Operation
- Income-Producing

PROPERTY INFORMATION:

- 11.77± Acres
- 2,494± SqFt Heated Home
 - 3 Bedrooms/2.5 Bathrooms
- Four 42' x 500' Broiler Houses
- 40' x 80' Litter Barn
- 30' x 40' Litter Barn
- Equipment Package Included



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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 UNION 11.77

IF YOU HAVE BEEN WAITING FOR THE RIGHT OPPORTUNITY TO STEP INTO AN INCOME-PRODUCING POULTRY FARM, THE UNION 11.77 IS WORTH CONSIDERING. This fully-operational four-house broiler operation in Downsville, Louisiana, in Union Parish, delivers immediate cash flow, modern updates, and a well-maintained home on-site. Located in a quiet rural setting, the 11.77± acre farm features four 42' x 500' broiler houses built in 2001, all updated in 2022, and all with a Case Farms contract. Each house is equipped with Choretronics controllers, Choretime feeders, Ziggity nipple drinkers, and Shenandoah quad radiant heaters, making for a turnkey setup for consistency and efficiency. A Taylor 115 kW generator provides full backup power, ensuring continuous operation during outages.



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MORE ABOUT THE UNION 11.77

Water is supplied by a deep well with rural water as a secondary source, and the farm runs on propane. Supporting structures include a 30'×40' litter barn built in 2023 and a brand-new 40'×80' litter barn built in 2025, giving you ample storage and clean-out capacity. All essential equipment is conveyed, including a 2022 Kubota 65 HP tractor and a poultry house keeper, making this a true plug-and-play operation. The farm is currently under contract with a leading poultry integrator growing an 8.5± pound bird, providing a reliable, steady income from day one.

The Union 11.77 also includes a comfortable three-bedroom and two-and-a-half bathroom home with 2,494± heated square feet, offering the convenience of living on-site or the option to rent for added income. Opportunities like this—updated, outfitted, and income-producing—are rare in today's market.

Contact Josh Beckham today to schedule a private showing and experience #TheSmallTownWay.



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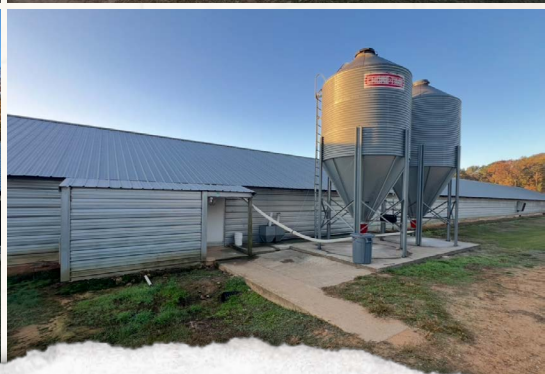
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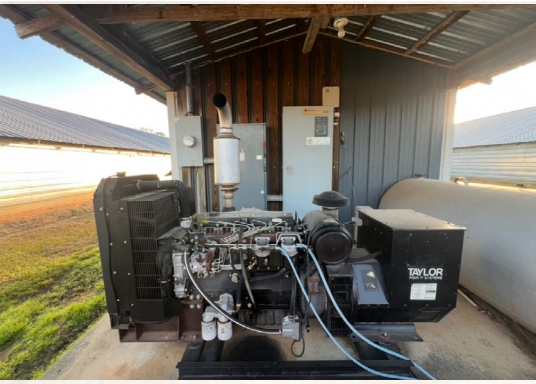
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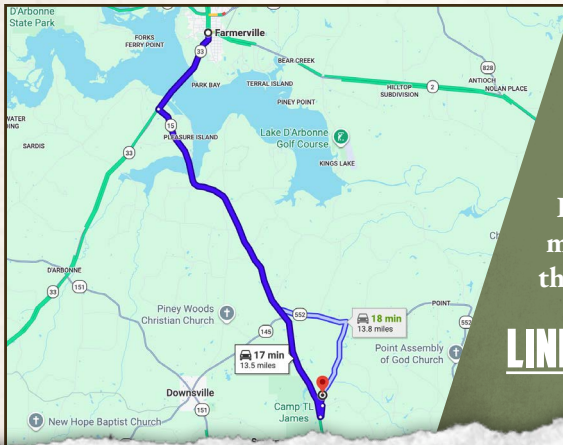
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land id. LINK



Directions From Farmerville, LA:
Travel south on Highway 33 for 2.6 miles. Turn left onto Highway 15 and continue for 10.2 miles. Turn left onto Parish Road 5508 and proceed for 0.3 miles. Turn left on McCrary Road, and the farm is located 0.3 miles on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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