



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



60± ACRE POULTRY FARM
UNION COUNTY, AR
\$3,540,000

SIX BROILER HOUSES

BUILT IN 2025!

Welcome to
**LB BROILER
FARM**



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

LOCATION:

- 1086 Vestal Loop
Strong, AR 71765
- Union County
- 2.6± Miles SE of Strong
- 50± Miles NE of Ruston, LA
- 135± Miles S of Little Rock
- 304± Miles E of Dallas, TX
- 354± Miles NE of Houston, TX
- 428± Miles SE of
Oklahoma City, OK

COORDINATES:

- 33.09175, -92.3285

TAX INFORMATION:

- Parcel #: 000011577000
- Taxes TBD

PROPERTY USE:

- Poultry Farm
- Investment
- Potential Small Cattle
Operation
- Residential Homestead

PROPERTY INFORMATION:

- 60± Total Acres
- Six 46'x600' Poultry Houses
 - Built in 2025
- 2018 Mobile Home
 - 3 Bedrooms/2 Bathrooms
- 3 Years of Building Incentives
to be Transferred



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JOSH BECKHAM

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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WELCOME TO THE UNION 60

WELCOME TO THE LB BROILER FARM, AN EXCEPTIONAL 60± ACRE POULTRY OPERATION IN STRONG, ARKANSAS. The Union County farm features six 46' x 600' broiler houses built in 2025 and was designed with efficiency, durability, and future growth in mind. In addition to the poultry operation, the property offers cleared land for future development or for a buyer looking to establish a small cattle operation.

Each poultry house is fully equipped with Tri-Ply ceilings, Valco feeders with Turbo Mate 2 turndowns, Plasson drinkers, Big Foot tube heaters, LED lighting throughout, and European-style vent doors. The houses are fitted with Sturdy Seal Bi-Fold doors on both the front and back, along with 120' LB White cool cells for maximum cooling efficiency. Ventilation is powered by (14) 54" tunnel fans and seven exhaust fans per house.

The LB Broiler Farm operates with Rotem Pro controllers paired with RBU-27 SE Enhanced backup controllers and a Rotem RDT-5 by Munters alarm system. Starlink internet is installed for dependable connectivity throughout the operation. Power backup is supplied by two 150 KW Perkins generators, with only 30 hours on one generator and 52 hours on the other.



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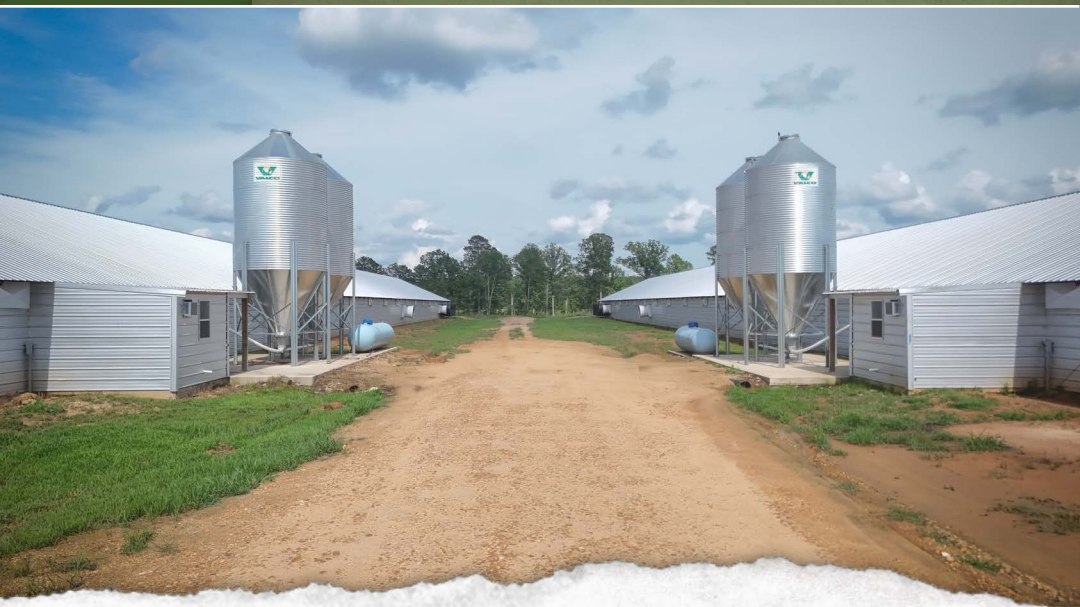
MORE ABOUT THE UNION 60

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. A major added benefit is the remaining three years of building incentives totaling approximately \$82,800 annually.

The property also includes a 2018 single-wide mobile home offering three bedrooms and two bathrooms, providing comfortable on-site living accommodations for an owner or farm help.

Whether you are an experienced poultry grower looking to expand or searching for your first turnkey income-producing operation with one of the nation's leading integrators, the LB Broiler Farm offers a rare opportunity to purchase a modern, well-equipped farm with additional upside potential.

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



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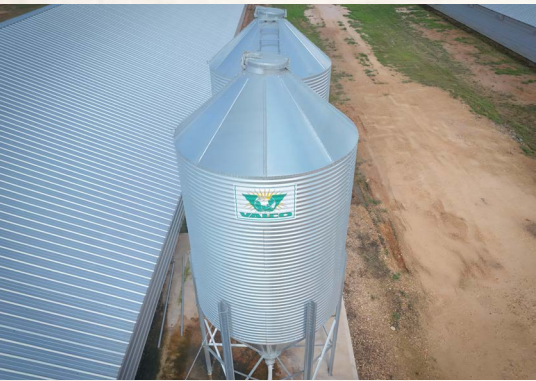
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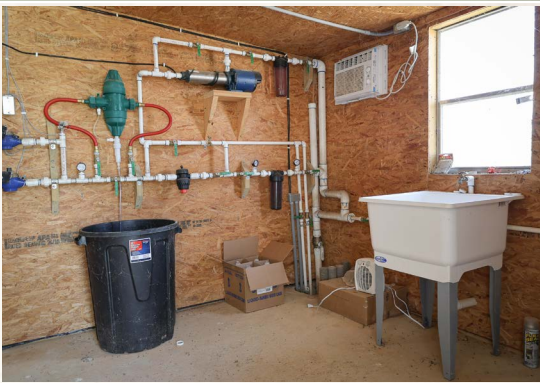
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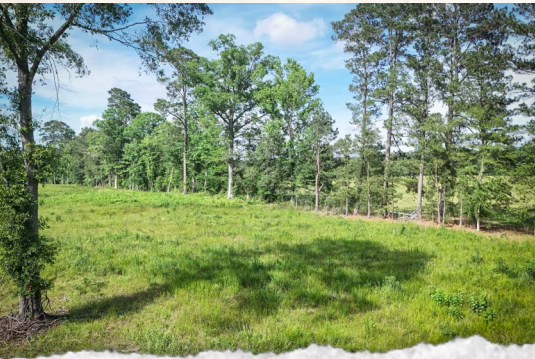
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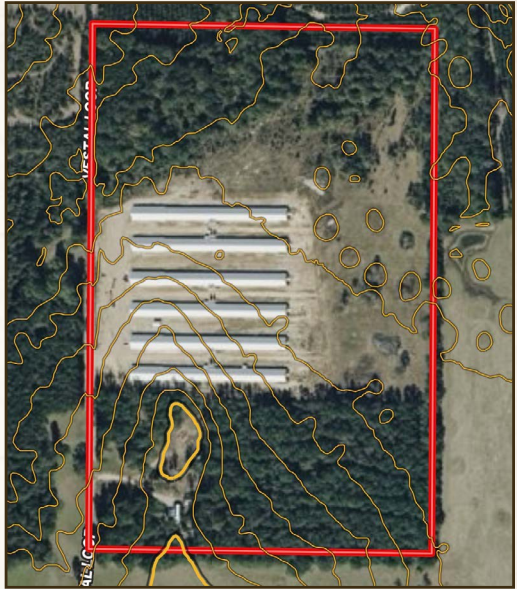
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WATER FEATURES MAP



TOPOGRAPHY MAP



STREET MAP



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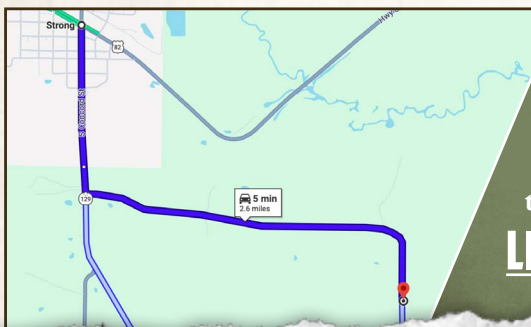
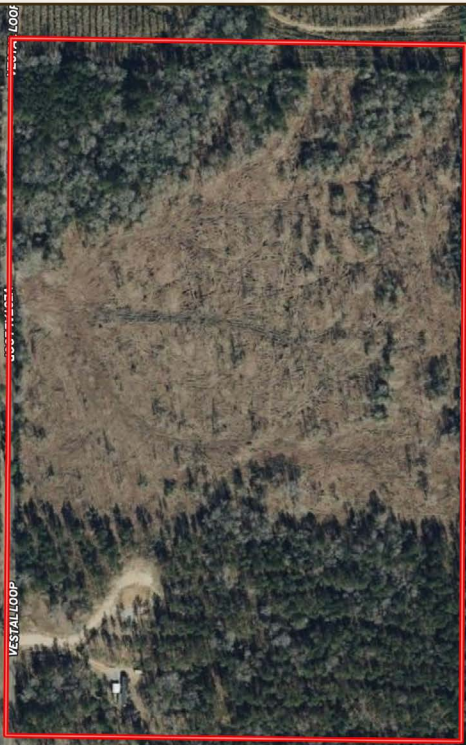
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land id. LINK



Directions From the Intersection of Highway 82 & Highway 275 in Strong, AR: Travel 0.8 miles south on Highway 275/S Concord Street. Turn left on Vestal Loop and continue 1.8 miles to the farm entrance on the left.

LINK TO GOOGLE MAP DIRECTIONS



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