

LISTING #17456

Franklin Parish LOUISIANA



243 ACRES M/L

FARMLAND AVAILABLE

THOMAS BOGGS | 318.307.5811

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FARMLAND AVAILABLE

Peoples Company is pleased to present 243 acres m/l of mixed-use farmland and recreational land. This is the first time in over four generations (100+ years) that this farm has been made available to the open market.

Located in the Louisiana Delta, this property provides recreational use with the bonus of income-producing farmland. Situated along Big Creek, the property provides recreational opportunities including whitetail, waterfowl, and fishing, as well as 80 acres m/l of tillable farm ground. Historically, the farm ground has been in a corn, soybean, and wheat rotation. The tillable acres are on a share lease with the current operator.

This is a great opportunity for someone looking for a piece of recreational land that has the added benefit of a return on the farmland. With over a mile of waterfront off of Big Creek this property has a lot to offer. The farm is located in Section 20 of Franklin Parish, Louisiana just two miles outside of Baskin, Louisiana, and 8.25 miles north of Winnsboro, Louisiana. The farm is located on the north side of the road and is accessed from Big Creek Road.



DIRECTIONS

From Baskin, Louisiana: From the U.S. Highway 425 interchange, travel west on Big Creek Road for approximately 1.25 miles and the farm will be located on the north side of the road. Look for the Peoples Company signs.



TILLABLE SOILS MAP

Code	Description	Acres	% of field	NCCPI
Fs	Forestdale silty clay loam	69.29	80.1%	63
St	Sterlington silt loam	14.62	16.9%	85
Dk	Dexter-Foley complex	2.43	2.8%	83

Average Weighted 67.2





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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