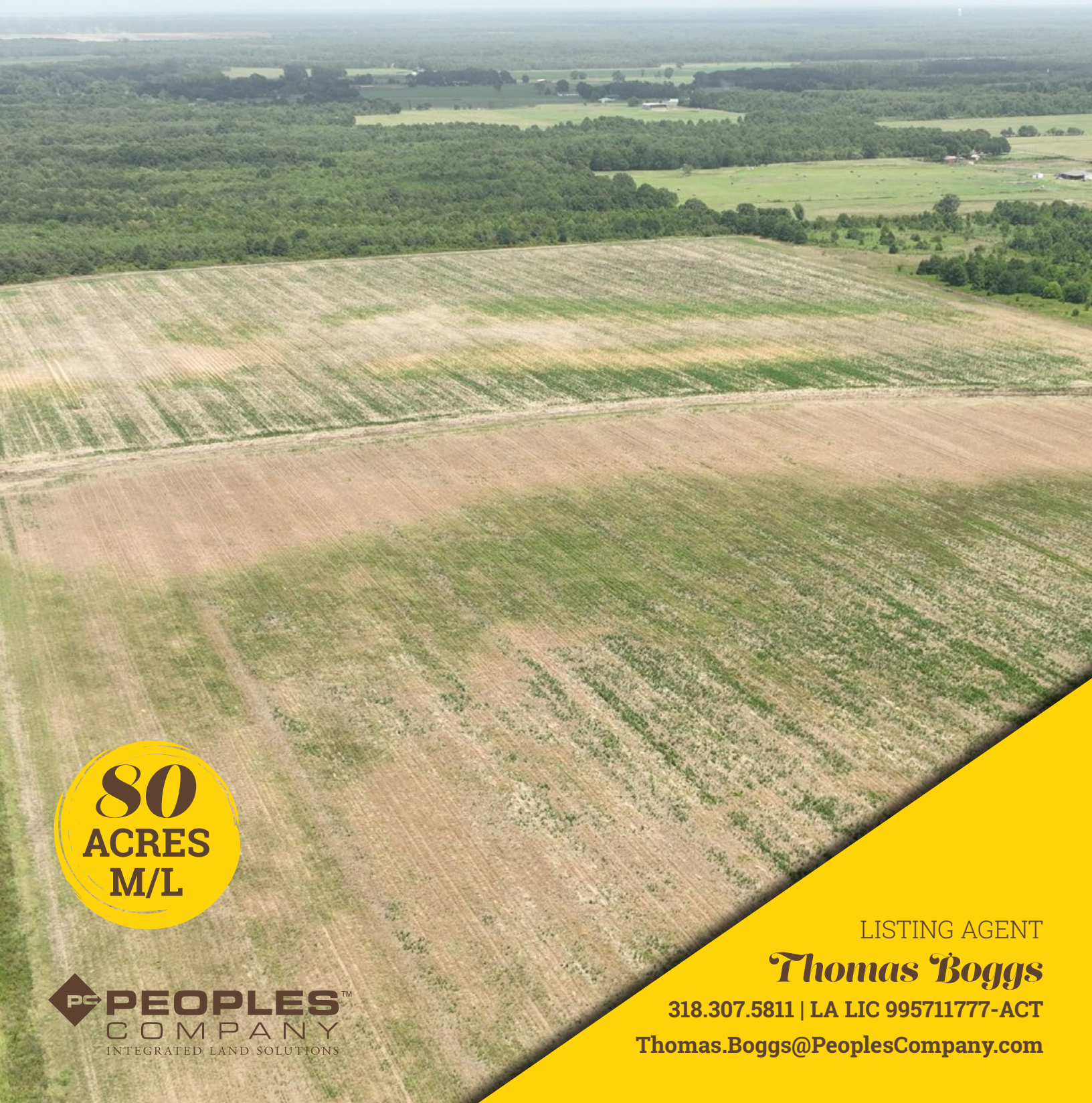


Abernathy Road | Oak Grove, LA 71242 | Listing #17723

# *Farmland For Sale* *West Carroll Parish, LA*



**80**  
**ACRES**  
**M/L**

**PC** **PEOPLES**<sup>™</sup>  
**COMPANY**  
INTEGRATED LAND SOLUTIONS

LISTING AGENT

***Thomas Boggs***

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# *Farmland For Sale* *West Carroll Parish, LA*

**West Carroll Parish, Louisiana Farmland Available - Discover 80 acres m/l of prime tillable farmland for sale in northwest West Carroll Parish, Louisiana.** This fertile parcel offers 80.56 FSA tillable acres m/l comprised of rich, soil types ideal for cultivating various crops. This property has been family-owned for over 100 years, so it's a rare opportunity to own such an asset.

Nestled in the northwest region of West Carroll Parish, this area is renowned for its robust farming community. This farmland tract is highly productive and offers the opportunity for long-term appreciation. One well and two risers are connected with half of a mile of underground pipe allowing for a fully irrigated tract of land. The farm has been on a year-to-year lease with a local farmer. Historic crops grown have been corn, soybeans, milo, and rice in years past. The farmland tract is located in Section 7 of District E Township, West Carroll Parish, Louisiana.

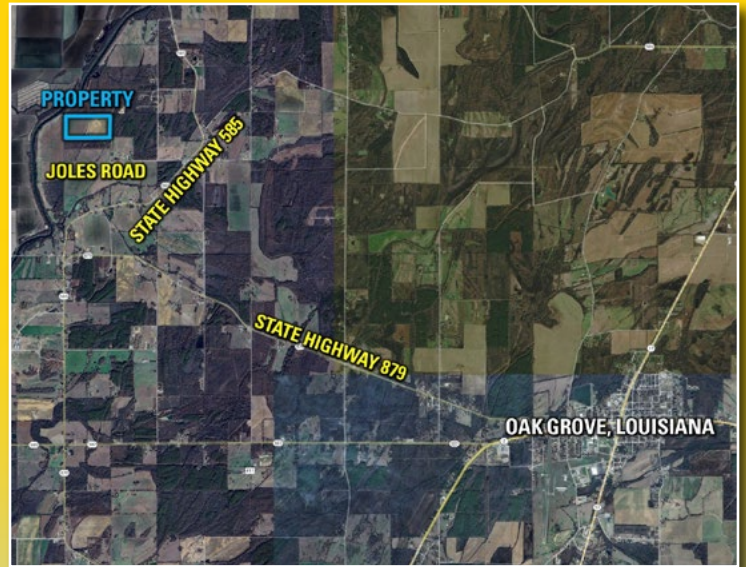
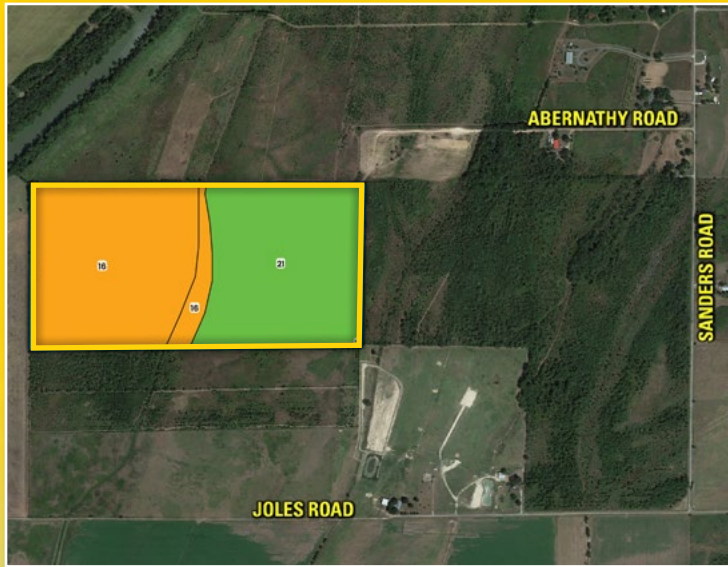


**80**  
**ACRES**  
**M/L**



## Directions:

From Oak Grove, Louisiana - Head west out of town on Highway 2 for approximately 1.5 miles and turn right onto Fiske Union Road/LA 879. Continue for another 4.4 miles until you reach LA 585. Continue on 585 north for another 1.3 miles until you reach McAllister Road. Take a left on McAllister Road (Beulla Baptist Church). Continue from McAllister Road for half a mile and take a slight right onto Sanders Road. The farm will dead end off the gravel road directly off of Sanders Road back to the West.



## Tillable Soils Map

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
16	Perry Clay	42.69	52.99%	49
21	Dundee-Dubbs complex	37.86	47.00%	86
15	Forestdale silty clay loam	0.01	0.01%	68

Average: 66.4

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606 Acadian Lane  
Monroe, LA 71203



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Listing #17723



SCAN THE QR CODE TO  
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THIS LISTING ONLINE!

**Abernathy Road | Oak Grove, LA 71242 | Listing #17723**

# Farmland For Sale West Carroll Parish, LA



**80  
ACRES  
M/L**

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