

An aerial photograph of a large agricultural property. The foreground shows several large, rectangular fields, some of which are brown and appear to be recently plowed, while others are green. In the center, there is a cluster of farm buildings, including a large white barn and several smaller structures. A winding river or canal flows through the middle ground, surrounded by dense green trees. The background shows more fields and a distant horizon under a blue sky with scattered white clouds. The entire image has a torn paper effect at the top and bottom edges.

RIDGELAND FARMS
1,800± ACRES
TERREBONNE PARISH, LOUISIANA
\$7,850,000

BARRY HOLT (601) 613-2288

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LOCATION:

- Terrebonne Parish, LA
- Frontage on Hwy 315
- 2.5± Miles South of Houma
- 3± Miles from the Houma-Municipal Airport
- 20± Nautical Miles from the Gulf of Mexico
- 55± Miles Southwest of New Orleans
- 90± Miles Southeast of Baton Rouge
- 328± Miles East of Houston, TX

COORDINATES:

- 29.5312, -90.7279

TAX INFORMATION:

Tax Year 2023:

- Parcel number: 40794: \$1,122.01
- Parcel number: 50931: \$573.06
- Parcel number: 50930: \$2,222.76
- Parcel number 55744: \$408.01

PROPERTY USE:

- Hunting & Fishing
- Birdwatching & Wildlife
- Organic Gardening
- Agriculture
- Development
- Industrial, Oil Field
- Maritime

PROPERTY INFORMATION:

- Designed with the Sportsman, Agriculture, or Industrial Buyer in Mind
- 1,800± Acres
- Within the Morganza to the Gulf Hurricane Protection System
- 2± Miles of Frontage on the Deep Houma Navigational Canal
- Excellent Road System Throughout
- Barndominium and Other Large Outbuildings, Beautifully Maintained
- Abundant Wildlife
- Investment/Development Opportunity



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



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Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | O: 985-872-0444 | 120 Progressive #103 - Houma, LA 70360

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WELCOME TO RIDGELAND FARMS

TAKE ADVANTAGE OF A UNIQUE OPPORTUNITY TO OWN AND ENJOY ALL THAT SOUTHERN LOUISIANA HAS TO OFFER. Situated in Terrebonne Parish, RIDGELAND FARMS boasts 1,800± acres of farmland, hunting property, fields, and marshes. The property provides unlimited economic and recreation potential and is located within the Morganza to the Gulf Hurricane protection system. This is a levee, lock, and floodgate system designed to provide protection to covered areas from 100 year, category 3 surges. With previous improvements and investments made in the infrastructure, this multi-use estate is fully ready for enjoyment and future development.

01. HUNTING

Whitetail deer enjoy all parts of the farm and are often seen in packs at dawn and dusk. Ten insulated box stands are strategically placed throughout, each with multiple shooting lanes cut between thick forest and swamp where deer pass. Alligators are plentiful; the property is granted 12 American Alligator tags per year for hunting purposes. A fully-equipped lodge with separate living quarters that can accommodate five, with room for expanding sleeping quarters in HVAC equipped areas. Large, corrugated steel doors open up to spacious covered concrete areas, providing a dedicated space for skinning and camaraderie after a big hunt.



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MORE ABOUT RIDGELAND FARMS

02. FISHING

Situated approximately twenty nautical miles from the Gulf of Mexico and surrounded by inland estuaries, Ridgeland Farms is a home base for any fishing operation, large or small. A simple and accessible boat launch into the Navigational Canal is primed for additional development, if needed. Buildings provide space for multiple small (or large) craft. Large HVAC equipped spaces provide for cooking and enjoying the catches of the day. Nearly two miles of waterfront property on the Navigational Canal are primed for easy development for fishing camps and/or waterfront residences. This separate site is accessible by a new industrial road with a dedicated, separate entrance on Highway 315. Bayou La Carpe runs through the property, providing tranquil fishing with little to no intrusion. Another option for a catch is in the on-site private fishing pond. With quick access to the Gulf of Mexico and various lakes and estuaries in the area, fishing adventures are never far away.

**CLICK HERE OR
SCAN THE CODE
TO WATCH A VIDEO
ABOUT THIS PROPERTY**



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03. AGRICULTURE & RESIDUAL INCOME

Ridgeland Farms leases roughly 346 acres of sugarcane farmland to a sugar refinery, which is farmed without any effort on the landowner's part. In 2023, an estimated net income for the landowner was greater than \$70,000. Sugarcane farming offers a steady and reliable income source.

04. REAL ESTATE DEVELOPMENT

Ridgeland Farms offers the only available large-parcel undeveloped land on Highway 315, where open acreage for development is scarce. 300± acres offer a prime opportunity for residential or commercial development. The parcel is surrounded by an extensive, private levee and pumping system that protects this land. The farm's separate residential neighborhood and waterfront development opportunities compose the only one of its kind in the area. The potential neighborhood comes with a dedicated entrance, as does the waterfront property. Additionally, on the east side of the property, almost two miles of waterfront property are ready for development into fishing camps or a waterfront housing community, with its own separate limestone road to Highway 315.



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05. INDUSTRIAL & OILFIELD OPPORTUNITIES

Adjacent to large shipyards and offshore suppliers, the farm boasts a coveted two mile span of potential docking for industrial shipping, tugboats, and maritime operations. This comes complete with a new \$1.5 million limestone road and dedicated trucking entrance from Highway 315. Everything is a short 5-mile drive from Houma, with quick access to Terrebonne Parish's industrial and oilfield corridor. The deep waters of the Navigational Canal, currently being dredged deeper by the United States Army Corps of Engineers, is ready to become a permanent site for industry: crew services, docking, ship repair, storage, refueling, or anything else. Waterfront acreage is ready to be developed as the buyer sees fit.



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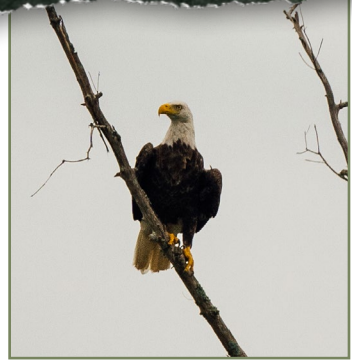
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06. BIRDING & WILDLIFE

Home to American Bald Eagles, Northern Cardinals, Painted Buntings, Pleated Woodpeckers, and Great Horned Owls, the farm is a retreat for those who enjoy wildlife. Watch migration patterns, nesting, and lively interactions as the sun rises and sets throughout the year. Hundreds of acres of Bald Cypress have been a part of Ridgeland Farms for thousands of years. An extensive levee structure protects this precious resource from saltwater intrusion, creating a more abundant and vibrant habitat for plants and wildlife.



07. ORGANIC GARDEN

A fully functioning organic garden yields tomatoes, squash, turnips, okra, beets, potatoes, and more.

08. PROPERTY SPECIFICATIONS Further Improvements:

There are roughly 20,000 square feet of limestone drives and some 1,500 linear feet of fence, along with a private mechanical sewerage system. There are six pumps which remove water from the agricultural and into the wooded swamp area. The agricultural portion of the subject is protected by an extensive levee system. A 1.5± mile fence lines the west side of the property. Overhead utility and power lines run directly from HWY 315 to the Navigational Canal along a private, industrial road.

**Contact Barry Holt or Anne Matis
for more information and to schedule a viewing.**



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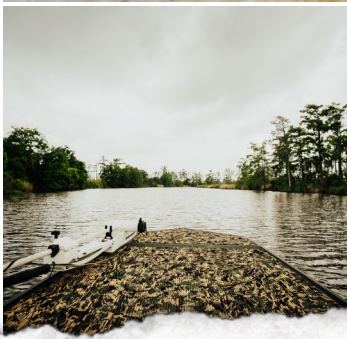
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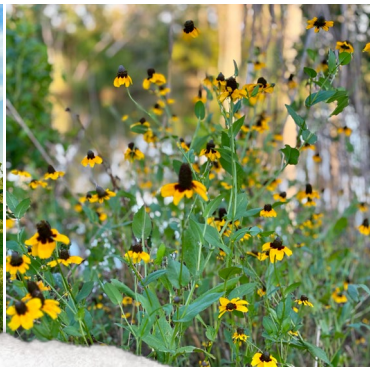
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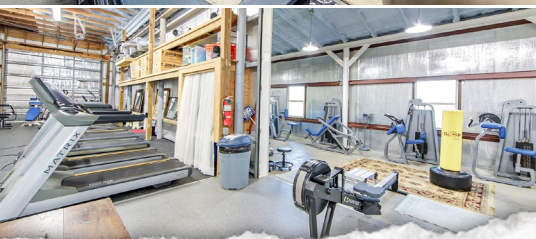
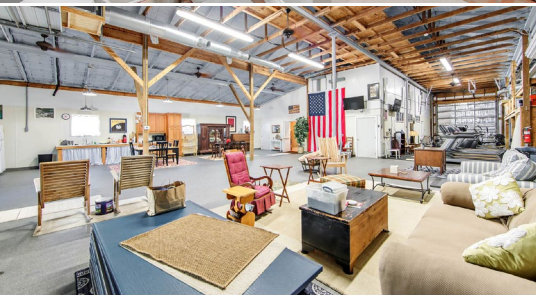
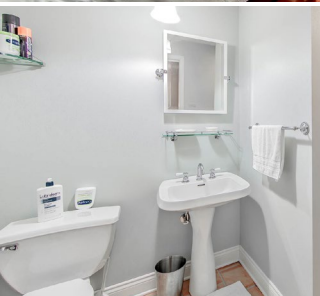
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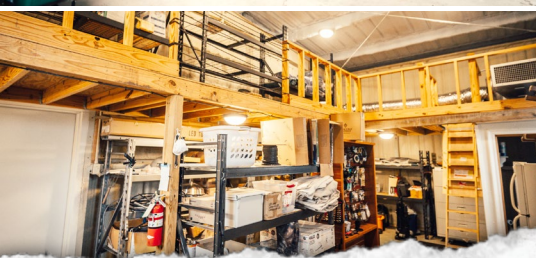
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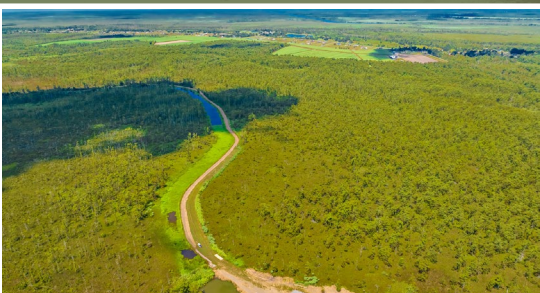
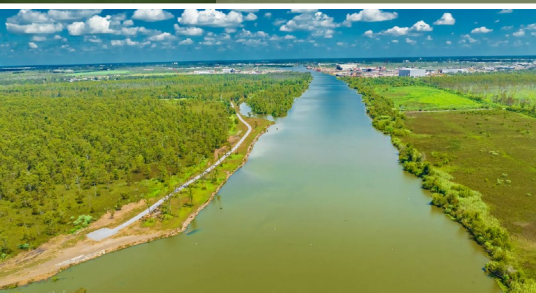
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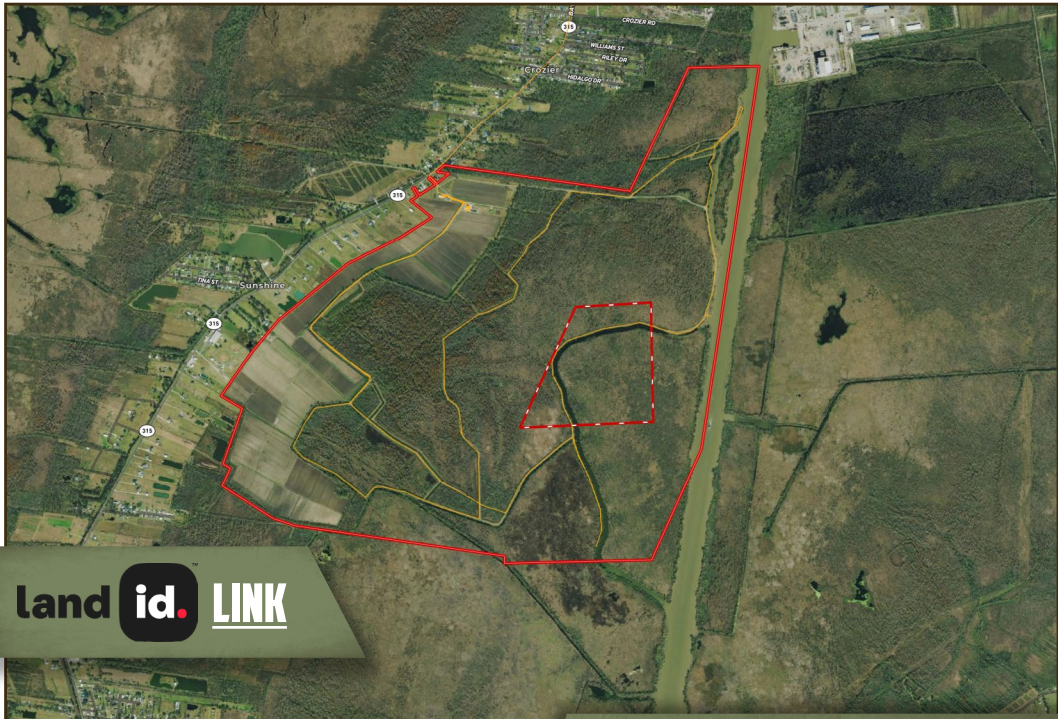
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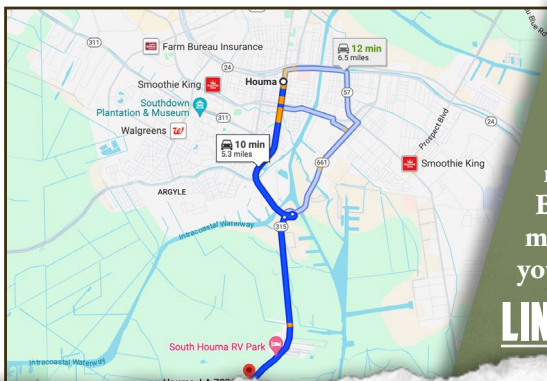
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land **id.** LINK



From the Intersection of School Street and Barrow Street: Travel southwest on Barrow Street for 2.6 miles. Make a slight right turn onto State Route 315 and proceed for .2 miles. Turn left onto State Route 315/ Bayou Dularge Road and travel 2.7 miles. The property entrance will be on your left.

LINK TO GOOGLE MAP DIRECTIONS



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