



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

1,478± ACRES
MADISON PARISH, LA
\$11,650,000

PREMIER ROW CROP FARM

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

THE MADISON 1,478

PROPERTY PROFILE

LOCATION:

- Quebec Road
Tallulah, LA 71282
- Madison Parish
- 3± Miles N of the Tensas River
National Wildlife Refuge
- 22± Miles SE of the Holly Ridge
Meta Data Center
- 22± Miles W of the Vicksburg
Tallulah Regional Airport
- 34± Miles W of Vicksburg, MS
- 52± Miles SE of Monroe

COORDINATES:

- 32.3854, -91.29755

PROPERTY USE:

- Agricultural
- Investment
- Recreational
- Hunting & Fishing
- Income-Producing

PROPERTY INFORMATION:

- 1,478± Total Acres
- 1,425± Tillable Acres
in Row Crop Production
- 570± Pivot-Irrigated Acres
- 351± Precision Leveled
& Irrigated Acres
- 340± Row Fall-Irrigated Acres
- 40± Acre Despair Lake
- Suitable for Corn,
Cotton, Soybeans, Rice
- Predominantly Sharkey Clay Soils
- 3,960'± Quebec Road Frontage
- Wind Energy Contract in Place
- Campsite with Utilities

TAX INFORMATION:

- Taxes: \$4,180.14
- Parcel 400098400
- Parcel 400098092



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CHAD MORGAN

LAND SPECIALIST

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O: 318-974-8185

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MADISON 1,478

INTRODUCING THE MADISON 1,478—AN EXCEPTIONAL ROW CROP FARM IN TALLULAH, LA! Located on Quebec Road, the 1,478± acre property presents a rare opportunity to own a highly productive agricultural operation with outstanding recreational amenities. Comprised predominantly of fertile Sharkey clay soils, the Madison Parish farm is well suited for producing corn, soybeans, cotton, and rice, with approximately 1,425 tillable acres currently in row crop production.

The property is improved with a comprehensive irrigation system designed to maximize efficiency and crop yields. The irrigation infrastructure includes three valley center pivots, seven turbine irrigation reels, 14 irrigation risers, and two surface water relief pumping stations connected to two miles of an underground irrigation pipeline system. At the heart of the farm is the beautiful 40± acre Despair Lake, which serves as a dependable tailwater recovery reservoir, providing a reliable irrigation water source while adding both scenic beauty and recreational value to the property.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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MORE ABOUT THE MADISON 1,478

In addition to its exceptional farming capabilities, the Madison 1,478 offers recreational opportunities. Despair Lake provides fishing, waterfowl hunting, and alligator hunting, while the farm's boundary along a large block of mature hardwood timber creates ideal habitat for whitetail deer and outstanding field-edge hunting opportunities.

Adding to its investment appeal, the property features approximately 3,960 feet of frontage along Quebec Road and is subject to a wind energy contract, providing additional income. Whether you're seeking a premier income-producing row crop operation, a long-term investment, or a property that combines productive farmland with exceptional outdoor recreation, this remarkable farm offers the very best of both worlds.

**Call Chad Morgan today to schedule a private showing
and experience #TheSmallTownWay!**



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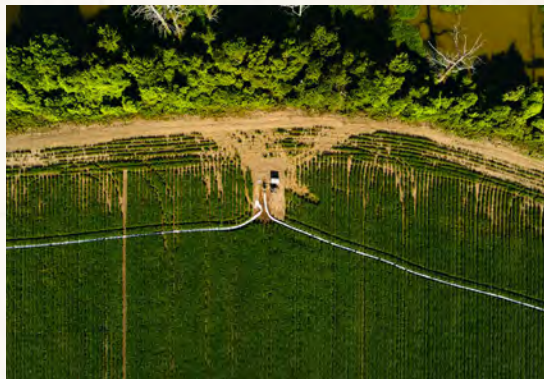
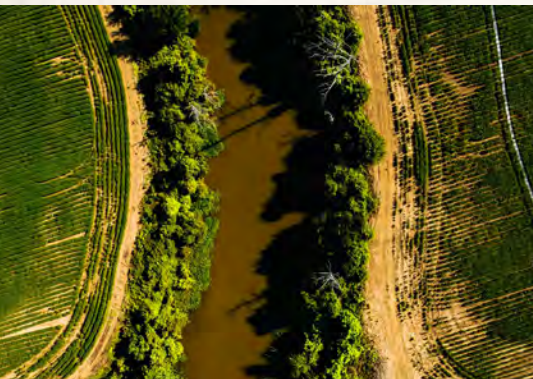
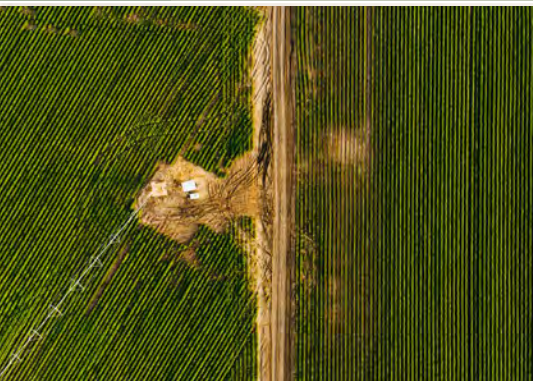
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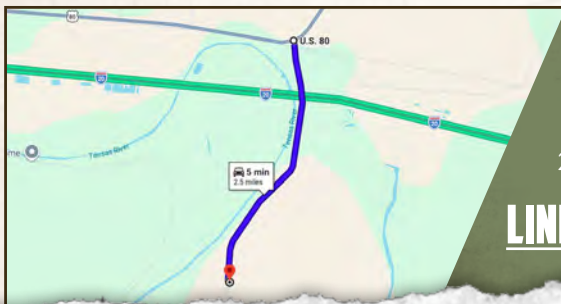


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land id. **LINK**



Directions From the Intersection of
US-80 and Quebec Road in Tallulah,
LA: Travel south on Quebec Road for
2.5 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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