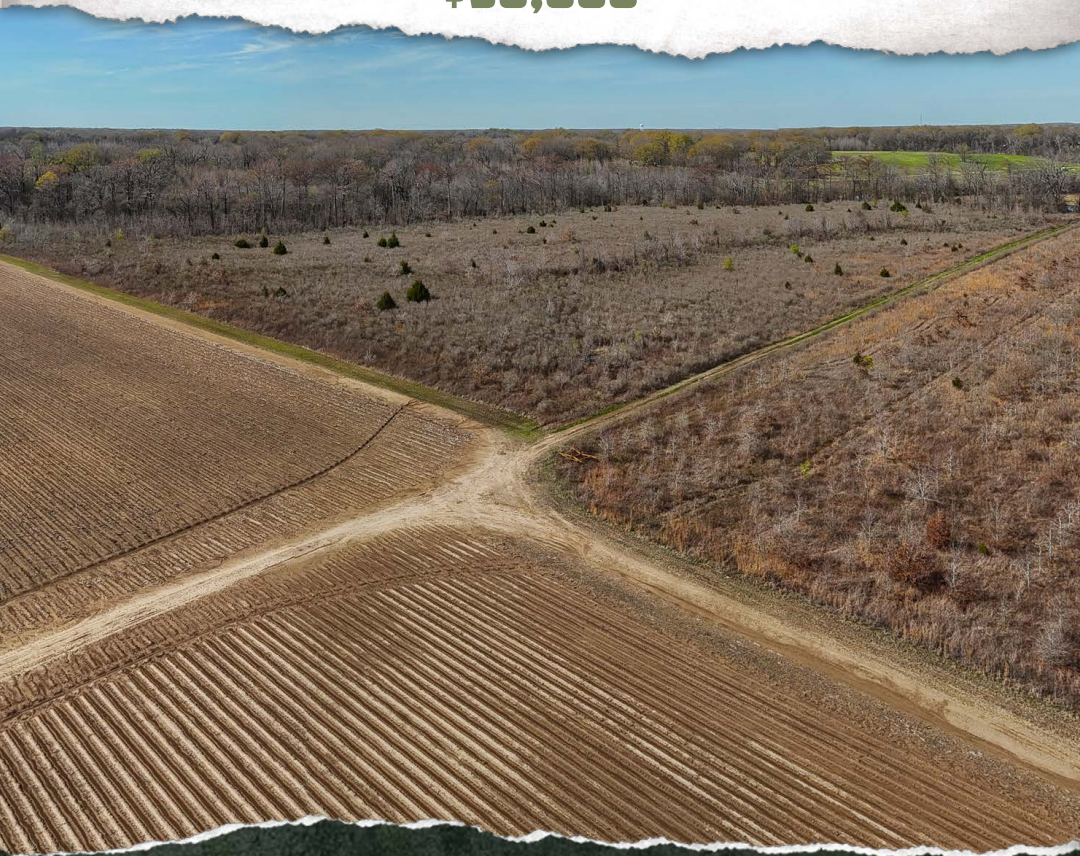




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

38± ACRES
WEST CARROLL PARISH, LA
\$90,000



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

THE WEST CARROLL 38

PROPERTY PROFILE

LOCATION:

- Highway 585
Oak Grove, LA 71263
- Situated Between Bayou Macon
& Hill Bayou
- West Carroll Parish
- 13.5± Miles NE of Oak Grove
High School
- 28± Miles S of Lake Village, AR
- 51± Miles NE of the Meta
Hyperion Data Center
- 81± Miles NE of Monroe

COORDINATES:

- 32.9999, -91.2664

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Income-Producing

PROPERTY INFORMATION:

- 38± Total Acres
- 25.57± Acres Enrolled in CRP
- Deer & Small Game

TAX INFORMATION:

- Parcel #: 0500498700



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JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE WEST CARROLL 38

LOOKING FOR A SMALL RECREATIONAL TRACT WITH INCOME? This is your opportunity! The West Carroll 38 is located in West Carroll Parish, Louisiana, 13± miles from Oak Grove, and consists of 38± acres of recreational land, including 25.57± acres enrolled in CRP with \$1,740 of annual payments until 2035.

The Property is perfect for the buyer seeking an affordable hunting property, offering prime opportunities for whitetail deer hunting and small game hunting. Don't miss this chance to make this tract yours!

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



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38± ACRES

WEST CARROLL PARISH, LOUISIANA



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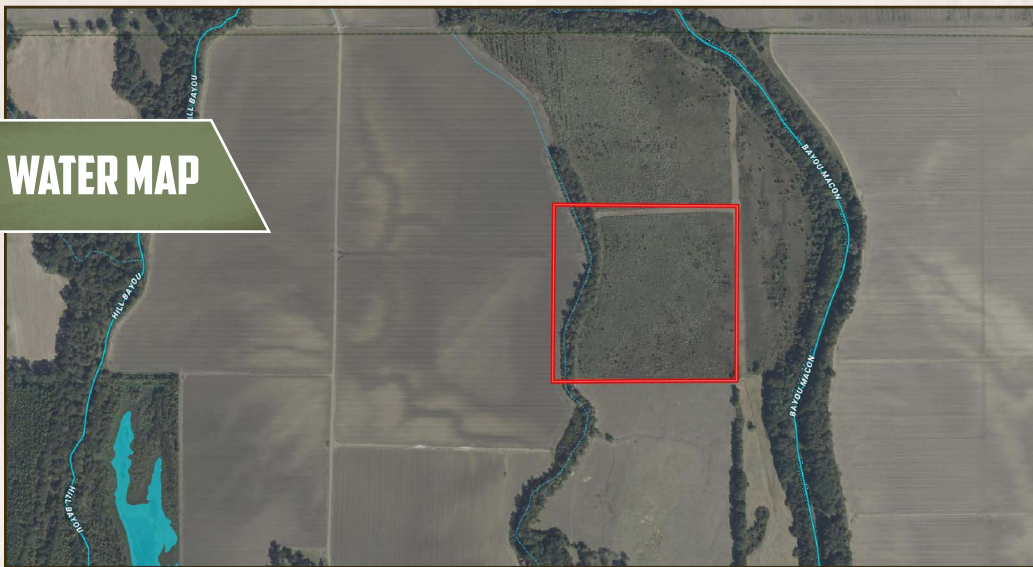
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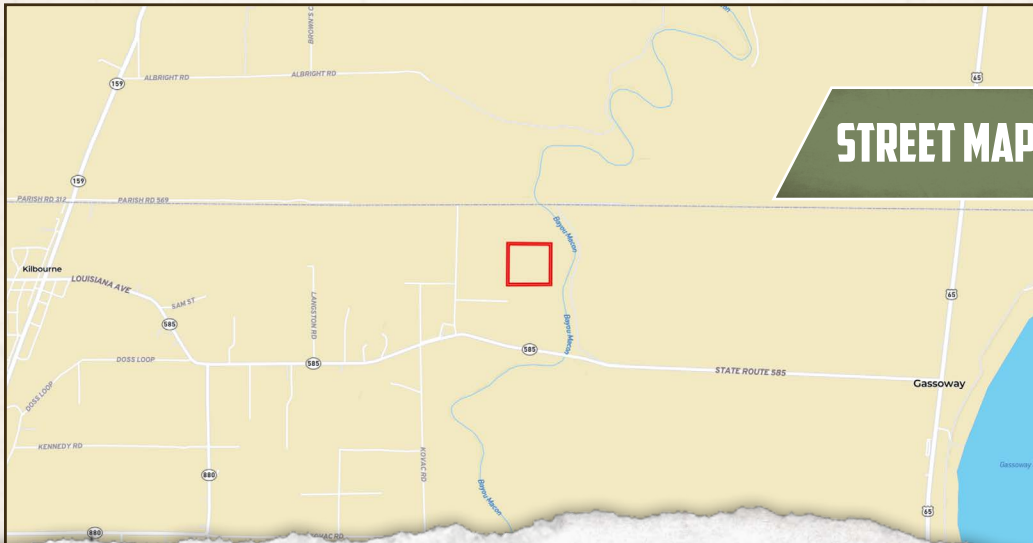
38± ACRES

WEST CARROLL PARISH, LOUISIANA

WATER MAP



STREET MAP



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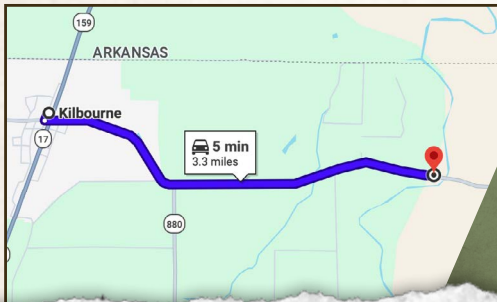
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38± ACRES

WEST CARROLL PARISH, LOUISIANA

land id. LINK



Directions From Kilbourne, LA: Travel east on Highway 585/ Louisiana Avenue for 3.3 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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