SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

75± ACRES
WEST CARROLL PARISH, LA

$412,500



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

THE WEST CARROLL 75

PROPERTY PROFILE

LOCATION:

- Macon Front Road
  Oak Grove, LA 71263
- West Carroll Parish
- 7± Miles NE of Oak Grove
- 13± Miles SW of Eudora, AR
- 36± Miles NE of Delhi

COORDINATES:

- 32.93100, -91.32980

TAX INFORMATION:

- Parcel: 400283700

PROPERTY USE:

- Row Crop Farming
- Dove Hunting

PROPERTY INFORMATION:

- 75± Acres
- Leveled & Irrigated
- Electric Water Well
- Dual Road Frontage
- Currently on Cash Rent
  Corn/Soybean Rotation





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com

JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2204 N 7th Street, Suite D - West Monroe, LA 71291 | O: 318-974-8185 | smalltownproperties.com

WELCOME TO THE WEST CARROLL 75

WELCOME TO THE WEST CARROLL 75 NEAR OAK GROVE, LOUISIANA. This 75± acre tract in West Carroll Parish offers a good opportunity to purchase productive, leveled farmland in an established agricultural area. The property has road frontage along Macon Front Road and is equipped with an electric well and three irrigation risers, providing the necessary infrastructure for continued irrigated row-crop production.

The farm is currently under a cash-rent arrangement and is being farmed in a corn and soybean rotation. With its existing irrigation setup and established farming operation, this tract would make a good addition to an existing farming operation or an investment for someone looking to acquire additional income-producing farmland.

Call Josh Beckham or Heath Eubanks today to schedule a private showing and experience #TheSmallTownWay!





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com

JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2204 N 7th Street, Suite D - West Monroe, LA 71291 | O: 318-974-8185 | smalltownproperties.com

75± ACRES | WEST CARROLL PARISH, LOUISIANA










SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com

JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2204 N 7th Street, Suite D - West Monroe, LA 71291 | O: 318-974-8185 | smalltownproperties.com

75± ACRES | WEST CARROLL PARISH, LOUISIANA










SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com

JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2204 N 7th Street, Suite D - West Monroe, LA 71291 | O: 318-974-8185 | smalltownproperties.com

75± ACRES | WEST CARROLL PARISH, LOUISIANA















SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com

JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2204 N 7th Street, Suite D - West Monroe, LA 71291 | O: 318-974-8185 | smalltownproperties.com

75± ACRES | WEST CARROLL PARISH, LOUISIANA












SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com

JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2204 N 7th Street, Suite D - West Monroe, LA 71291 | O: 318-974-8185 | smalltownproperties.com



SOIL MAP

Code	Description	Acres	%	CPI	NCCPI	CAP
1	Calhoun silt loam	25.54	33.53%	-	75	3w
6	Grenada silt loam, 1 to 3 percent slopes	25.50	33.48%	-	59	2e
8	Grenada-Calhoun silt loams complex, 0 to 3 percent slopes	25.13	33%	-	56	2e
Totals 76.16 ac		**0 CPI Average**		**63.38 NCCPI Average**		**2.34 Cap. Average**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

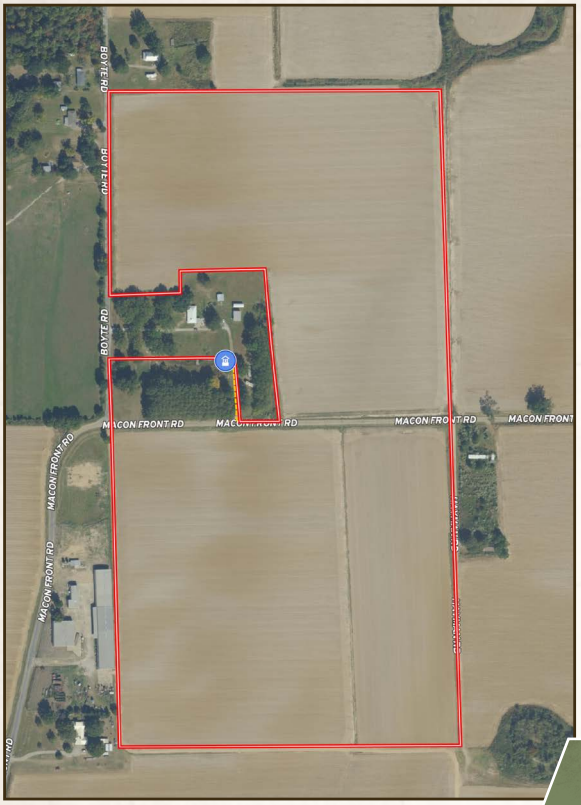


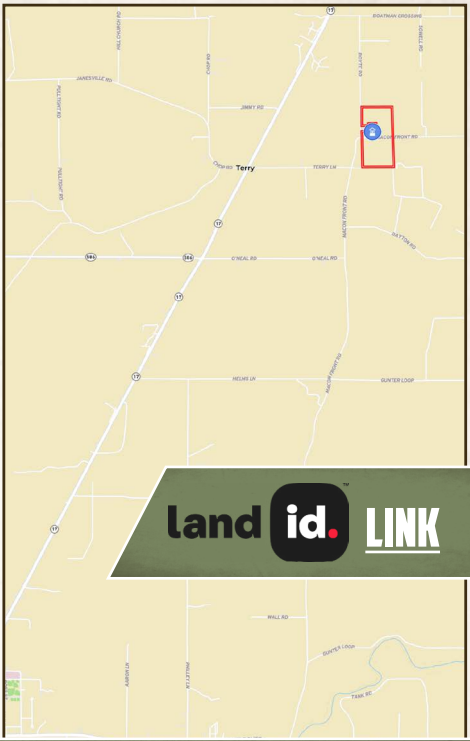
HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com

JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

75± ACRES | WEST CARROLL PARISH, LOUISIANA







Directions From the Intersection of LA-2 & LA-17 in Oak Grove, LA: Travel north on LA-17 for 5.3 miles. Turn right onto Terry Lane and continue for 0.9 miles. Turn left onto Macon Front Road and proceed 0.3 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com

JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2204 N 7th Street, Suite D - West Monroe, LA 71291 | O: 318-974-8185 | smalltownproperties.com