

**125+/- acres of Precision Leveled and Irrigated
Farmland in Tensas Parish
Shackleford Road
Newellton, LA 71357**

\$840,510
124.52± Acres
Tensas County



**125+/- acres of Precision Leveled and Irrigated Farmland in Tensas Parish
Newellton, LA / Tensas County**

SUMMARY

Address

Shackleford Road

City, State Zip

Newellton, LA 71357

County

Tensas County

Type

Farms

Latitude / Longitude

32.072228 / -91.309024

Acreage

124.52

Price

\$840,510

Property Website

<https://www.mossyoakproperties.com/property/125-acres-of-precision-leveled-and-irrigated-farmland-in-tensas-parish-tensas-louisiana/94394/>



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PROPERTY DESCRIPTION

124.52 acres of fine Tensas Parish Farmland. This newly precision leveled and irrigated land consists of Silty Clay Loam and Clay Loam a very high yielding mix. It has a 40' X 60' equipment shed and shop and ready to farm. Excellent access with 1/2 mile frontage on Hwy 4 and over a mile frontage on Shackleford Road. This soil is a great mix with 1/3 Dundee Silty Clay Loam spread over strong Tensas Clay and will produce high yields of every crop. It produced 178 bu of corn right behind the leveling bucket. This is indicative of 200+ bu yields in the future. It is well located 2 miles west of Newellton and 3 miles to a John Deere dealer. Adjoins really nice hunting woods and deer will travel this property. With this dry fall a little water from the 2 wells could be a great draw for thirsty deer. It would be a great easy access and great for a dove field.

Seize the opportunity to own a meticulously maintained agricultural asset with this 125+/- acres of precision leveled and irrigated farmland in Tensas Parish. This prime Louisiana property offers a robust foundation for diverse crop production, combining modern farming efficiencies with the rich bounty of the region. Imagine the possibilities for expanding your agricultural portfolio or establishing a new venture in a highly productive area.

Location

Nestled in Newellton, Louisiana, this property benefits from its position within Tensas County, a locale renowned for its agricultural heritage and fertile lands. The strategic placement offers convenient access to local amenities and agricultural services, all within the 71357 zip code.

Land and terrain

Spanning 124.52 acres, the land boasts a favorable clay loam soil composition, ideal for a variety of crops. The terrain has been precision leveled, ensuring optimal irrigation and drainage for peak agricultural performance. This thoughtful preparation maximizes productivity and simplifies farming operations.

Improvements and infrastructure

The property features a functional barn, providing essential storage and operational space for farming equipment and supplies. The infrastructure is designed to support efficient agricultural practices, with room for further enhancements to suit specific operational needs.

Water and utilities

This farmland is equipped with irrigation capabilities, a critical asset for modern agriculture, ensuring consistent water supply to support robust crop yields. The property includes valuable water rights, securing its irrigation potential. Regarding utilities, buyers will appreciate the flexibility to establish the services that best meet their specific requirements, with various options available in the area.

Wildlife and vegetation

The property's vegetation is predominantly cleared, offering vast open fields ready for cultivation. While primarily an agricultural tract, the surrounding natural environment of Tensas Parish provides a rich habitat, suggesting potential for various wildlife to traverse the area, adding a touch of natural beauty and ecological balance.

Current and potential use

Currently utilized for agricultural purposes, the land is well-suited for cultivating corn, cotton, soybeans, and wheat. Its precision leveling and irrigation make it an ideal setting for continued high-yield crop production. The potential for continued agricultural use is strong, offering a stable and productive investment for farmers and agricultural investors alike.

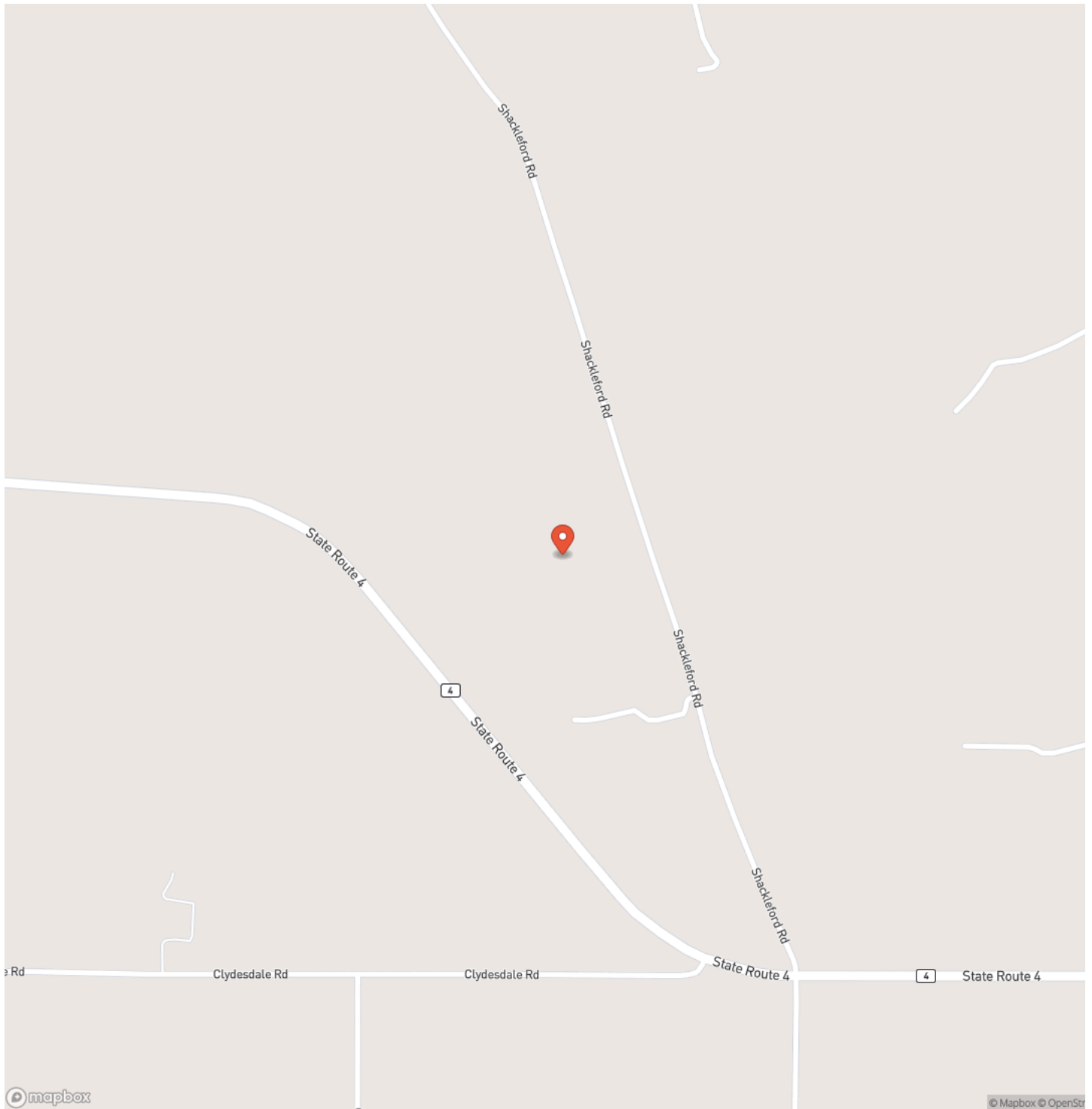
Access and easements

Access to the property is facilitated by a gravel county road, ensuring practical and reliable entry for farm equipment and vehicles. The road frontage on a county road provides excellent visibility and straightforward connectivity, making operations smooth and efficient.

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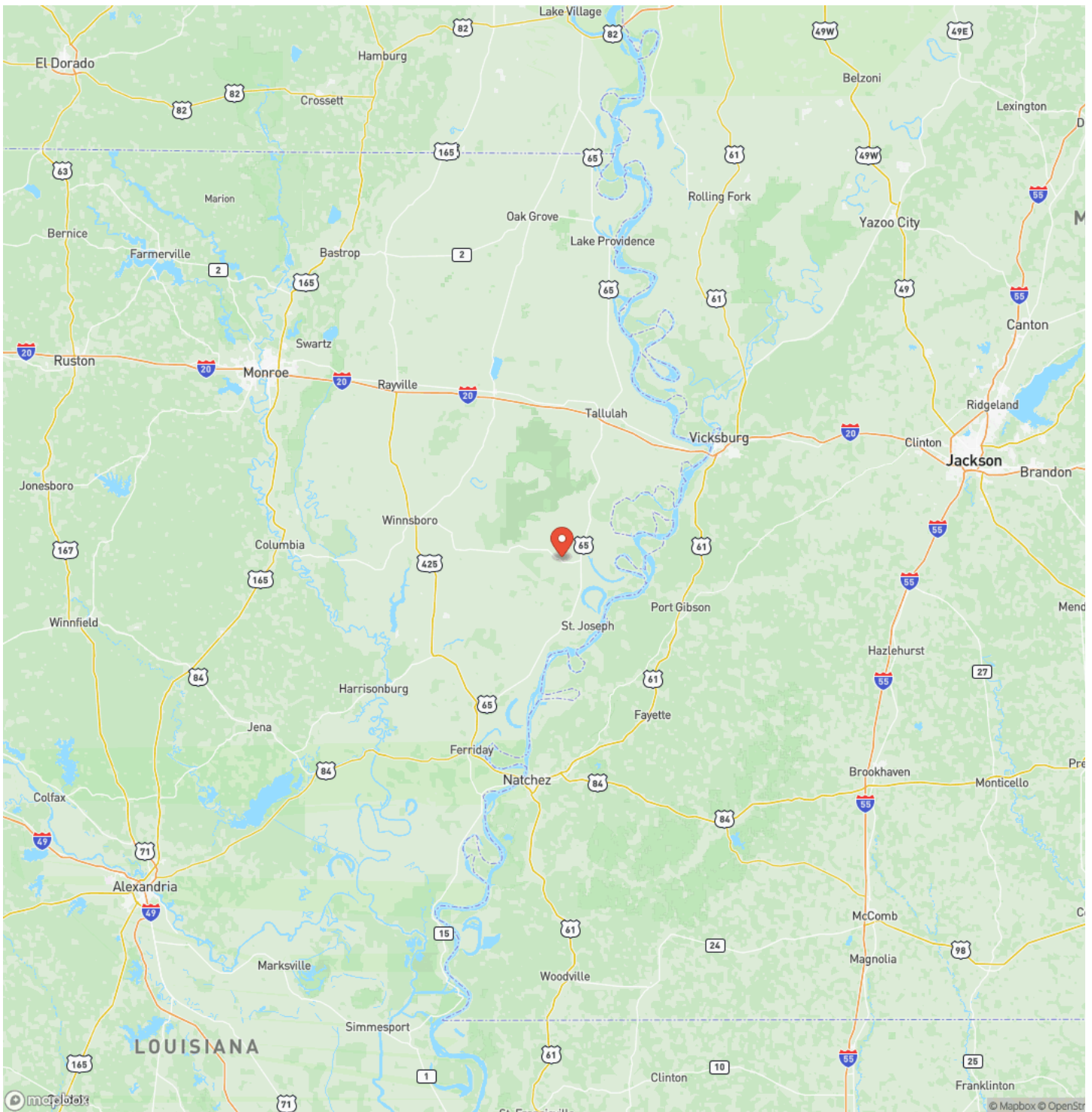


Locator Map



125+/- acres of Precision Leveled and Irrigated Farmland in Tensas Parish
Newellton, LA / Tensas County

Locator Map



125+/- acres of Precision Leveled and Irrigated Farmland in Tensas Parish
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Satellite Map



**125+/- acres of Precision Leveled and Irrigated Farmland in Tensas Parish
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LISTING REPRESENTATIVE

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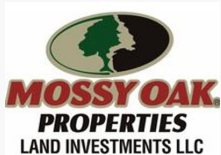
Address

1825 N. Frontage RD Suite G

City / State / Zip

Vicksburg, MS 39180

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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