

Concordia Parish 117 Acre CRP Tract
Haley Road
Clayton, LA 71326

\$600,000
117.24± Acres
Concordia County



Concordia Parish 117 Acre CRP Tract
Clayton, LA / Concordia County

SUMMARY

Address

Haley Road

City, State Zip

Clayton, LA 71326

County

Concordia County

Type

Hunting Land

Latitude / Longitude

31.711896 / -91.557639

Acreage

117.24

Price

\$600,000

Property Website

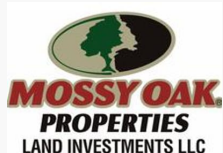
<https://www.mossyoakproperties.com/property/concordia-parish-117-acre-crp-tract-concordia-louisiana/112042/>



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Clayton, LA / Concordia County

PROPERTY DESCRIPTION

This very nice 117.24 acre income producing hunting tract is conveniently located at 251 Haley Road in Clayton, Louisiana. Haley Road is a gravel parish road traversing the tract from North to South. Agricultural fields currently border the tract on the North (soybeans) and East (corn) while other CRP and WRP tracts comprise the South boundary. Beautiful Kimball Bayou is the entire West boundary with approximately 0.75 miles of frontage providing scenic beauty along with abundant fishing opportunities. The tract was an old agricultural field that was enrolled in the CRP program and planted primarily in red oak. Approximately 101.03 acres of the tract are enrolled in CRP with nine (9) annual payments of \$8,503.00 remaining (see Farm Service Agency Report attached under documents). The remaining 16.21 acres consists primarily of natural hardwoods along the bank of Kimball Bayou. There are a four (4) scattered small food plots dispersed within the tract (two on each side of Haley Road) as well as some small inactive drains. The tract contains a 24'x40' metal shed complete with electricity and water located on the bank of Kimball Bayou. In June of 2024, one end of this shed was enclosed (24'x20') to house the new 2023 Case IH Farmall 65A tractor purchased in June of 2024 along with a 2024 6' Mihindra Clipper and 2024 6.5' Mindra disc all of which are included in this sale (see equipment description attached under documents). The tractor has less than 20 hours operating time. This tract with its excellent deer hunting and fishing, location, maintenance equipment and annual income make it a tract you do not want to miss. If, for some reason, this tract may be a little small for your liking, there is a WRP tract to the south along Haley Road (94 acres - - see our website) sharing a common corner, but no common boundary line which can also be purchased and could nearly double the size). So give me, Tom Middleton ([601-597-5727](tel:601-597-5727)) a call today and let's go look at this tract while it is still available.



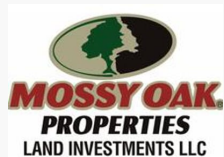
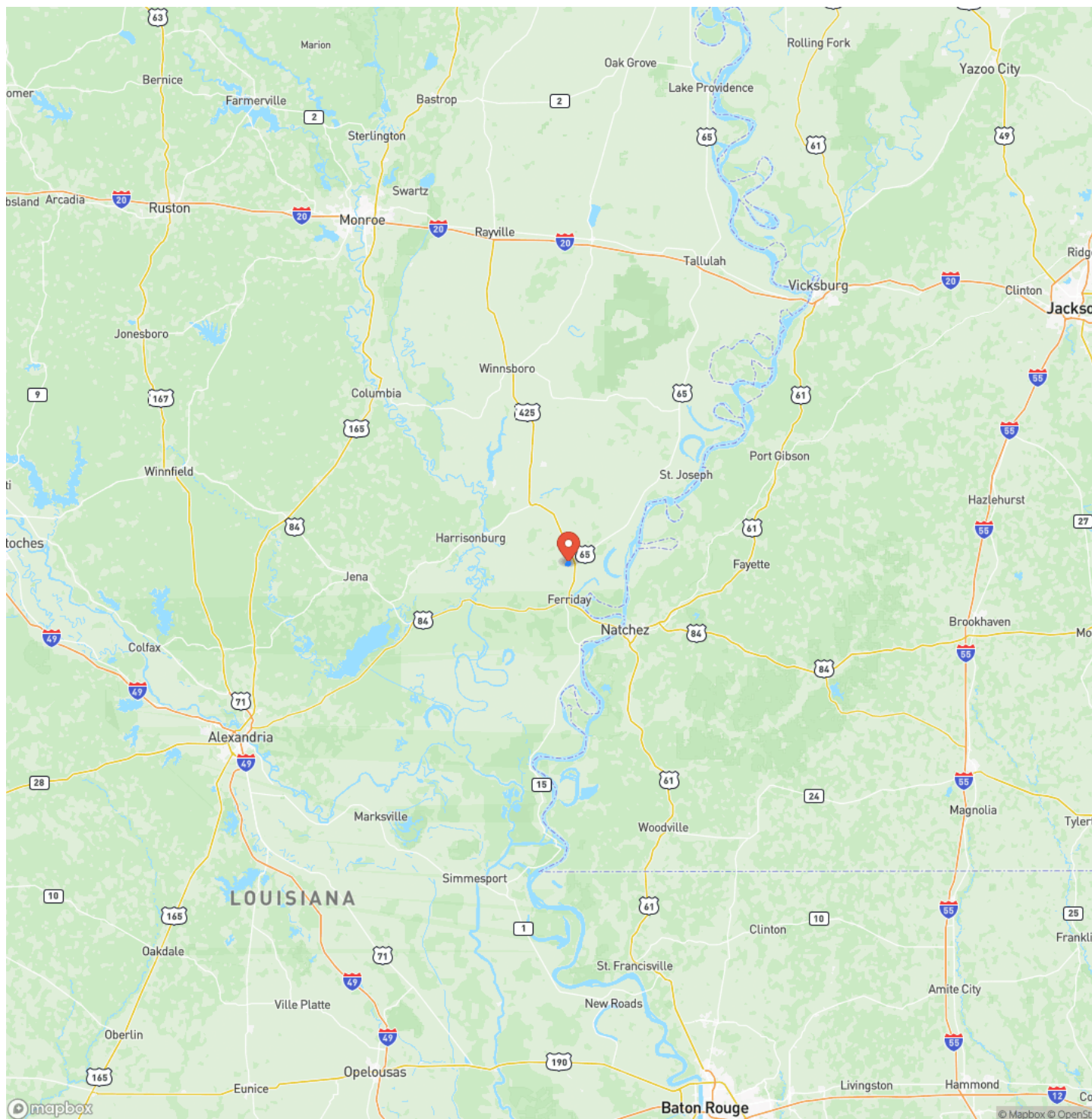
Concordia Parish 117 Acre CRP Tract
Clayton, LA / Concordia County



Locator Map



Locator Map



Satellite Map



Concordia Parish 117 Acre CRP Tract
Clayton, LA / Concordia County

LISTING REPRESENTATIVE

For more information contact:



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Tom Middleton

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Address

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City / State / Zip

Natchez, MS 39120

NOTES

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This image shows a single sheet of white paper with horizontal 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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