

# Farm Land

160+/- Acres in East Carroll Parish, LA

**\$1,280,000**

- GREAT INVESTMENT OPPORTUNITY
  - Precision Graded
- Well Located in Center of Property
- Avg. Yield – 70+ Bu/Acre Soybeans
- Lease in Place – Paying 25% of Yield



**MIKE ODOM**  
REALTOR®

Office: 601.898.2772

Cell: 601.927.5018

MikeOdom@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2023  
BEST  
BROKERS



Fantastic investment opportunity or farm expansion!! This 160+/- acre tract of farm ground has been producing 70+ bu/acre of soybeans per acre on average for the past several years. The land has been precision graded and has a well located in the center of the property. This property produces a steady yearly income, with the current lease paying 25% of the yield. Take advantage of this opportunity to capitalize on a great investment property or the opportunity to expand your current operation. Call Mike today to schedule an appointment!!

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Consistent yields of 70+ bushels of soybeans per acre



Great investment opportunity with long term returns



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Precision graded



Well in place and ready to work



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# Aerial Map



[Click Here For Interactive Map](#)



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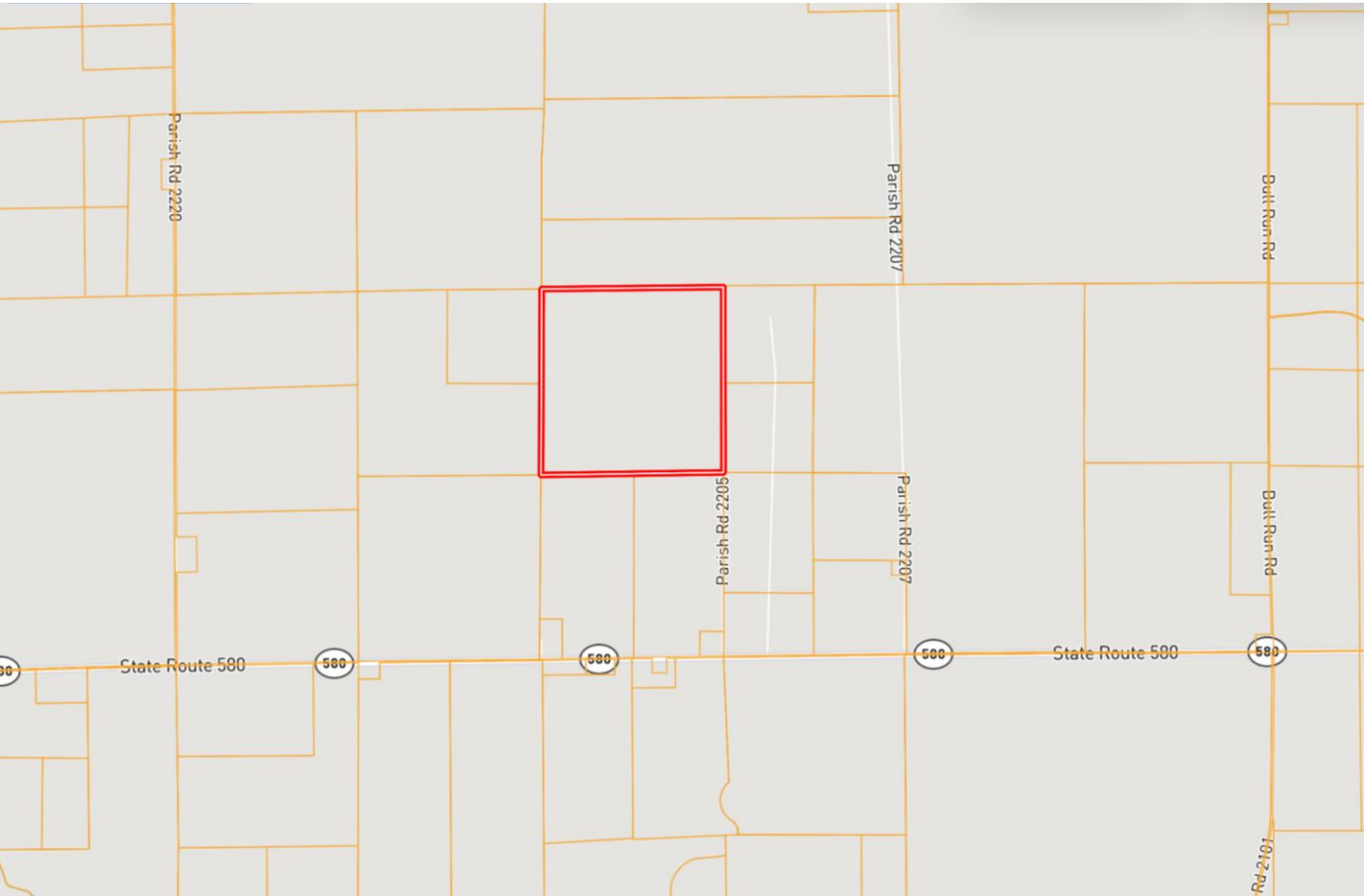


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# Ownership Map



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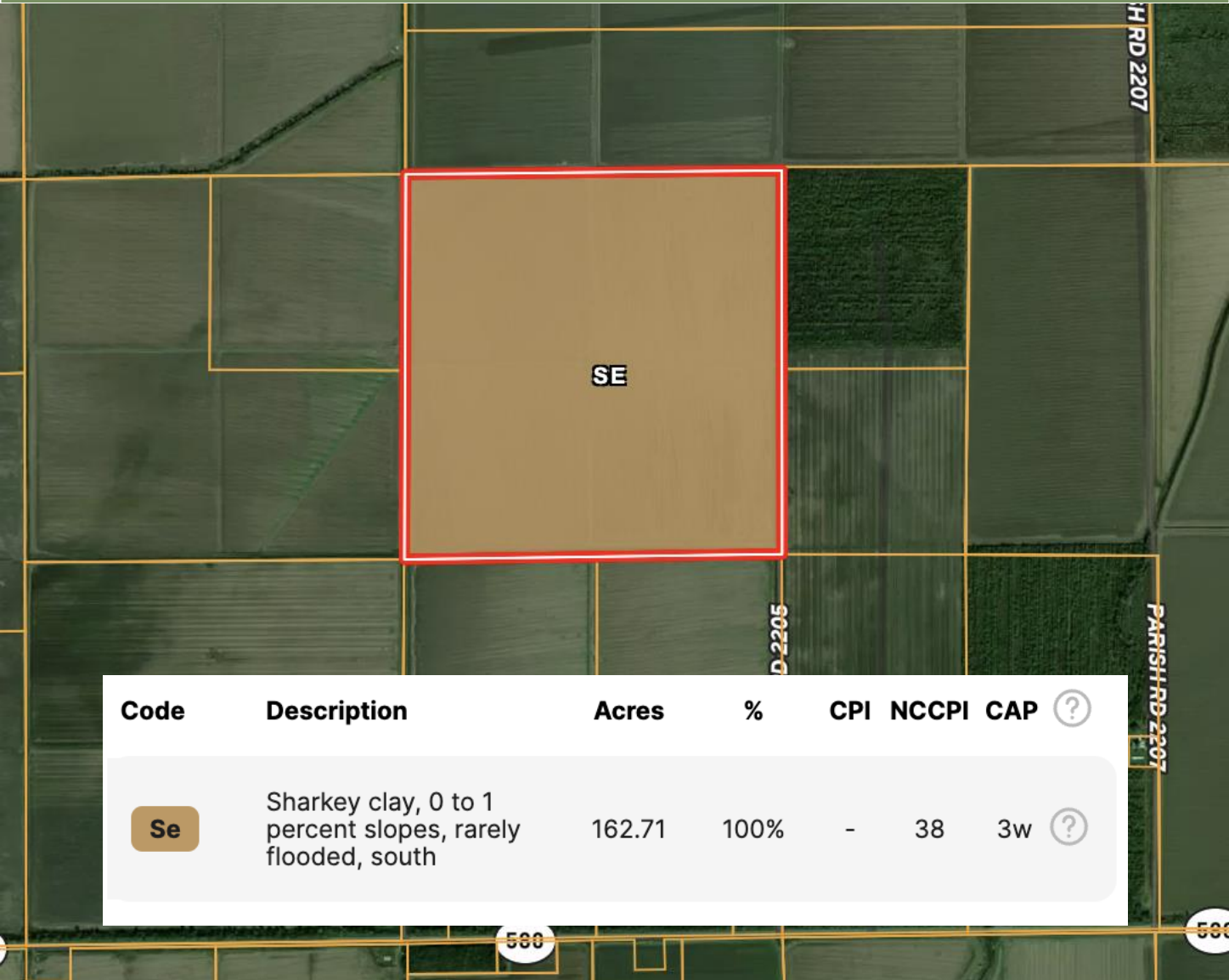
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# Soil Map



Code	Description	Acres	%	CPI	NCCPI	CAP	?
Se	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	162.71	100%	-	38	3w	?

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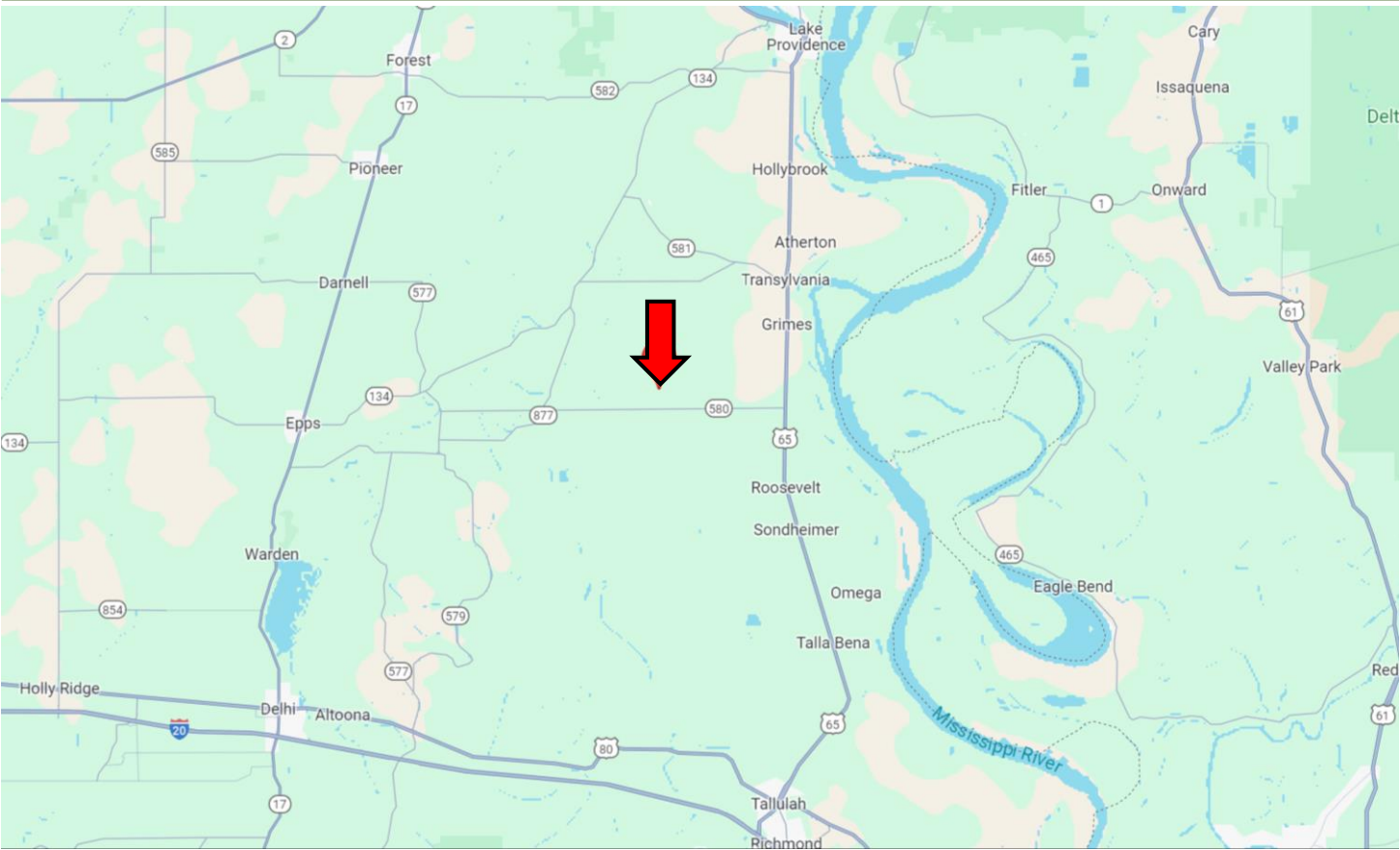
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# Directional Map



**Directions from Lake Providence, LA:** Travel Hwy 65 south towards Tallulah for 12.6 miles. Turn right on State Route 580 and travel 4.5 miles. Turn right onto Parish Rd 2205 and travel .8 miles. Look for a house located at 2526 Hwy 580. The property is located directly behind it. [GOOGLE MAP LINK](#)



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