

Recreational Investment Property

160± Acres in East Carroll Parish, Louisiana



\$912,000

Directions from Lake Providence, LA: Travel Hwy 65 South for 4.9 miles. Turn right onto Ace Road/Par Road 2282. After 2.8 miles, the property will be on your left. [GOOGLE MAP LINK](#)



DAVID BELDEN
REALTOR®

O: 601.898.2772 | C: 601.415.3883
DBelden@TomSmithLand.com



BRUCE WEST
REALTOR®

O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





This 160± acre income-producing property in Lake Providence in East Carroll Parish, LA, is ideal for recreation and hunting and is an absolute must-have for your next investment venture. This exceptional parcel offers a unique combination of income-producing potential, recreational enjoyment, and prime hunting grounds, making it an ideal acquisition for investors, nature lovers, and hunting enthusiasts. The property is surrounded by agricultural crop grounds on three sides and stands as a tranquil retreat that seamlessly blends with the natural beauty of its surroundings. The mature hardwood timber is enrolled in the Conservation Reserve Program (CRP), offering both a sustainable investment and a haven for wildlife, including trophy-sized bucks. Whether seeking a peaceful family getaway or a dedicated hunting escape, this property caters to all. Its vast open spaces and secluded environment provide the perfect backdrop for memorable family moments, outdoor adventures, and wildlife observation.

Invest in your future with this stunning piece of Louisiana's countryside. It promises potential income through CRP benefits and timber resources and offers an escape to a private paradise where nature and tranquility meet. Take the chance to own this remarkable property, where every visit feels like a retreat into nature. Call David Belden or Bruce West to schedule your private tour today!



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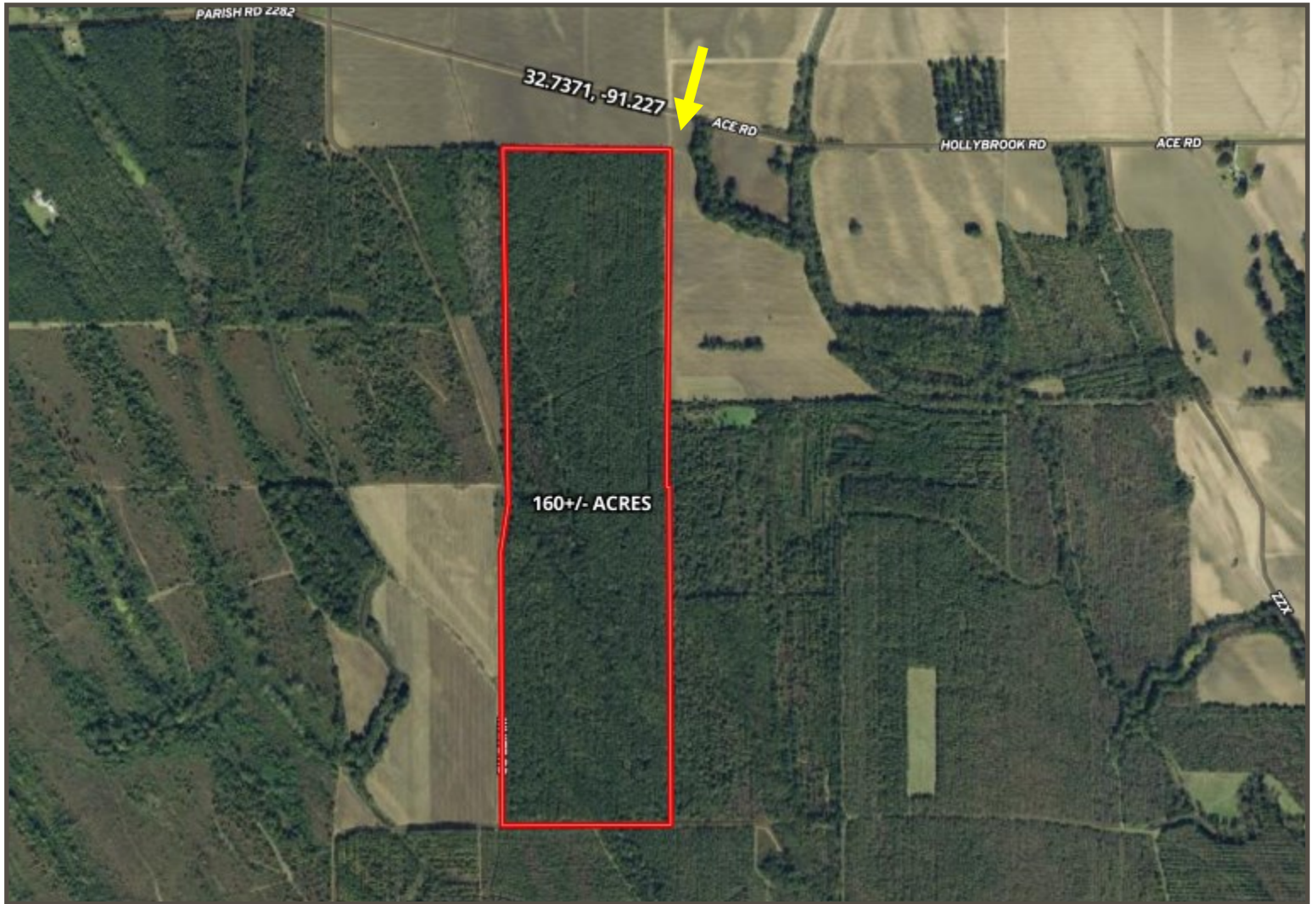
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AERIAL MAP



[Click here for the LandId interactive map](#)

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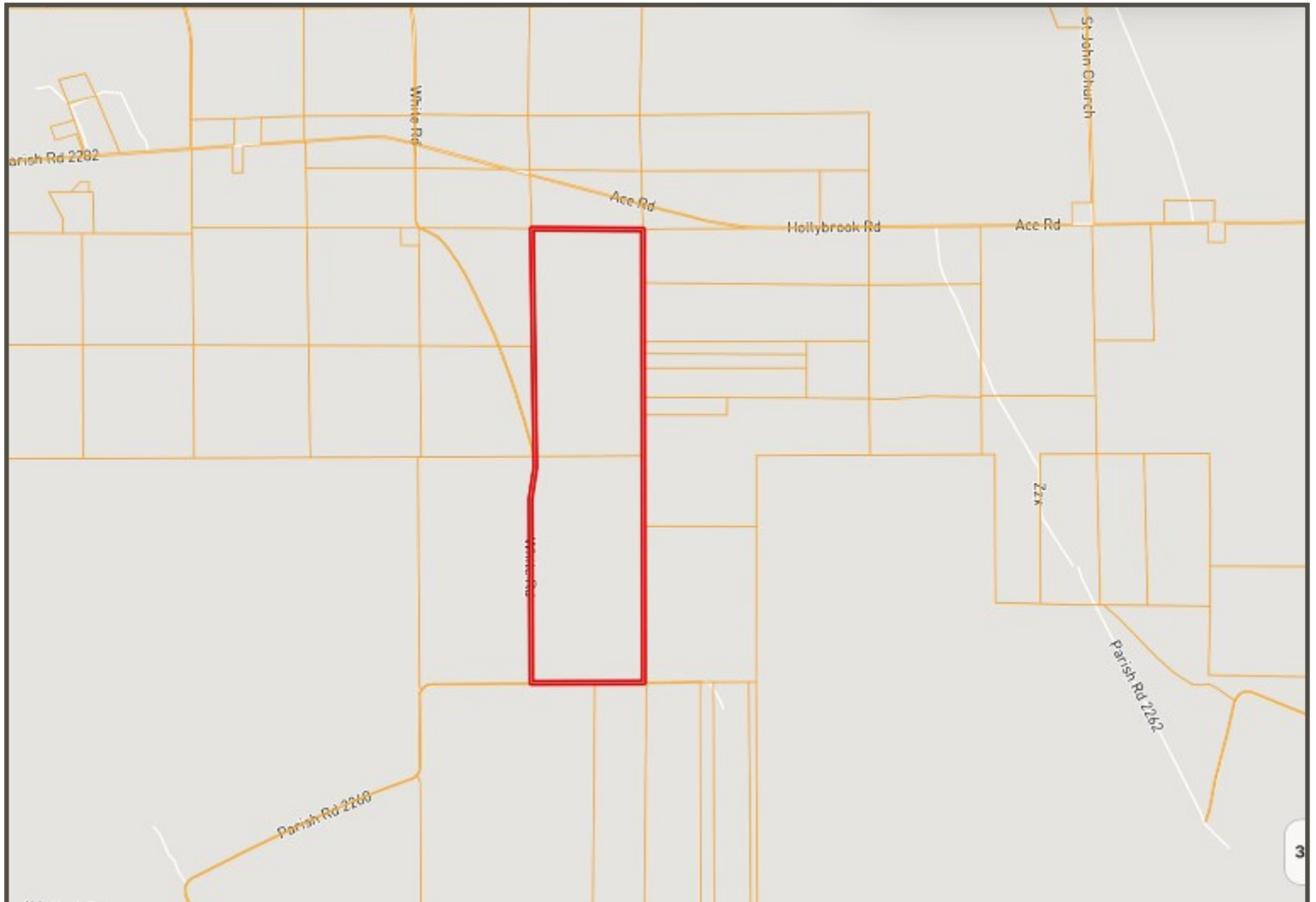
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OWNERSHIP MAP



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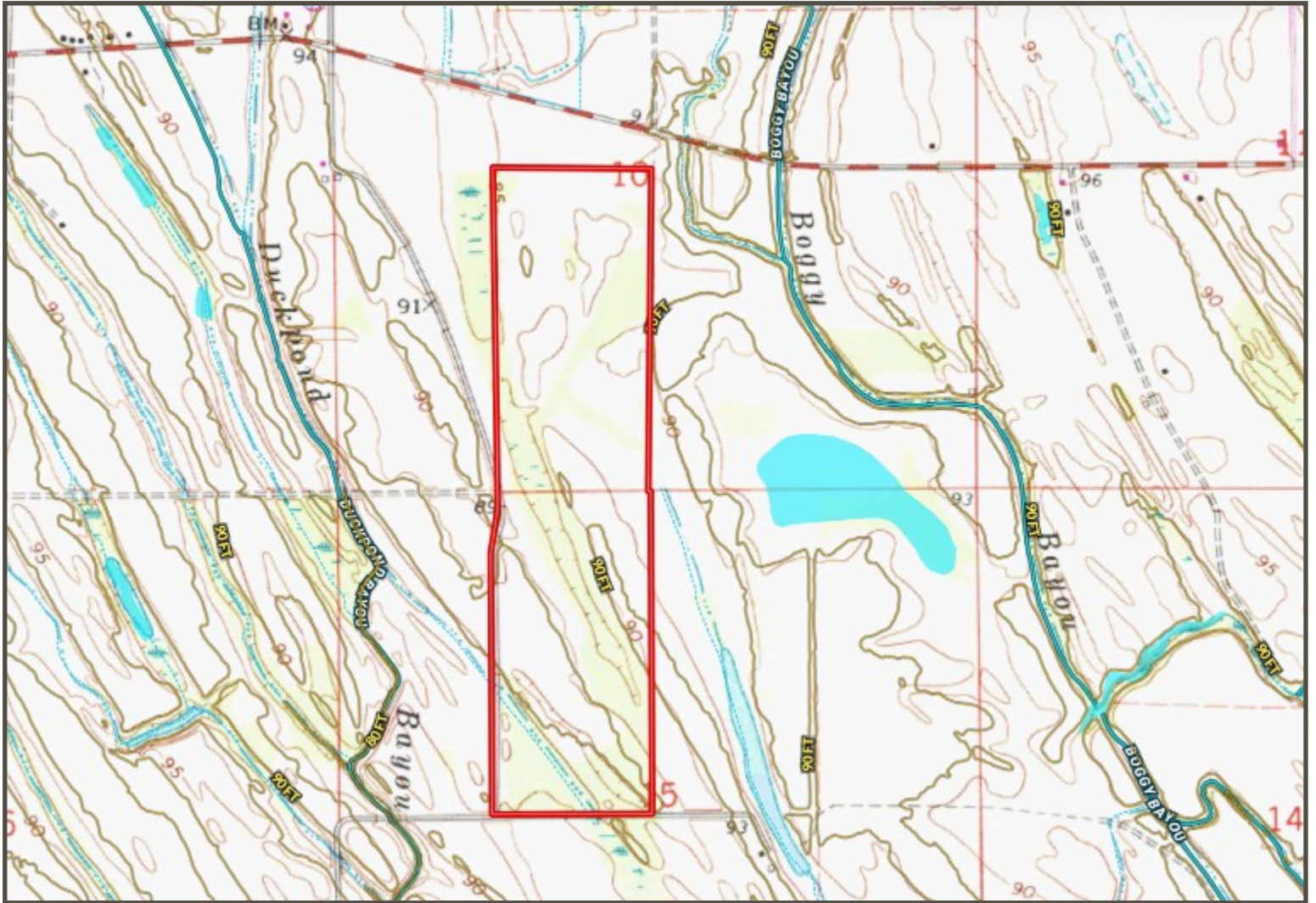
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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Se	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	64.74	41.15	0	40	3w
Ts	Tunica-Sharkey clays, gently undulating	62.49	39.72	0	60	3w
Nm	Newellton-Tunica complex, gently undulating	23.47	14.92	0	82	2e
Ng	Newellton-Goldman complex, 1 to 5 percent slopes	6.62	4.21	0	87	2e

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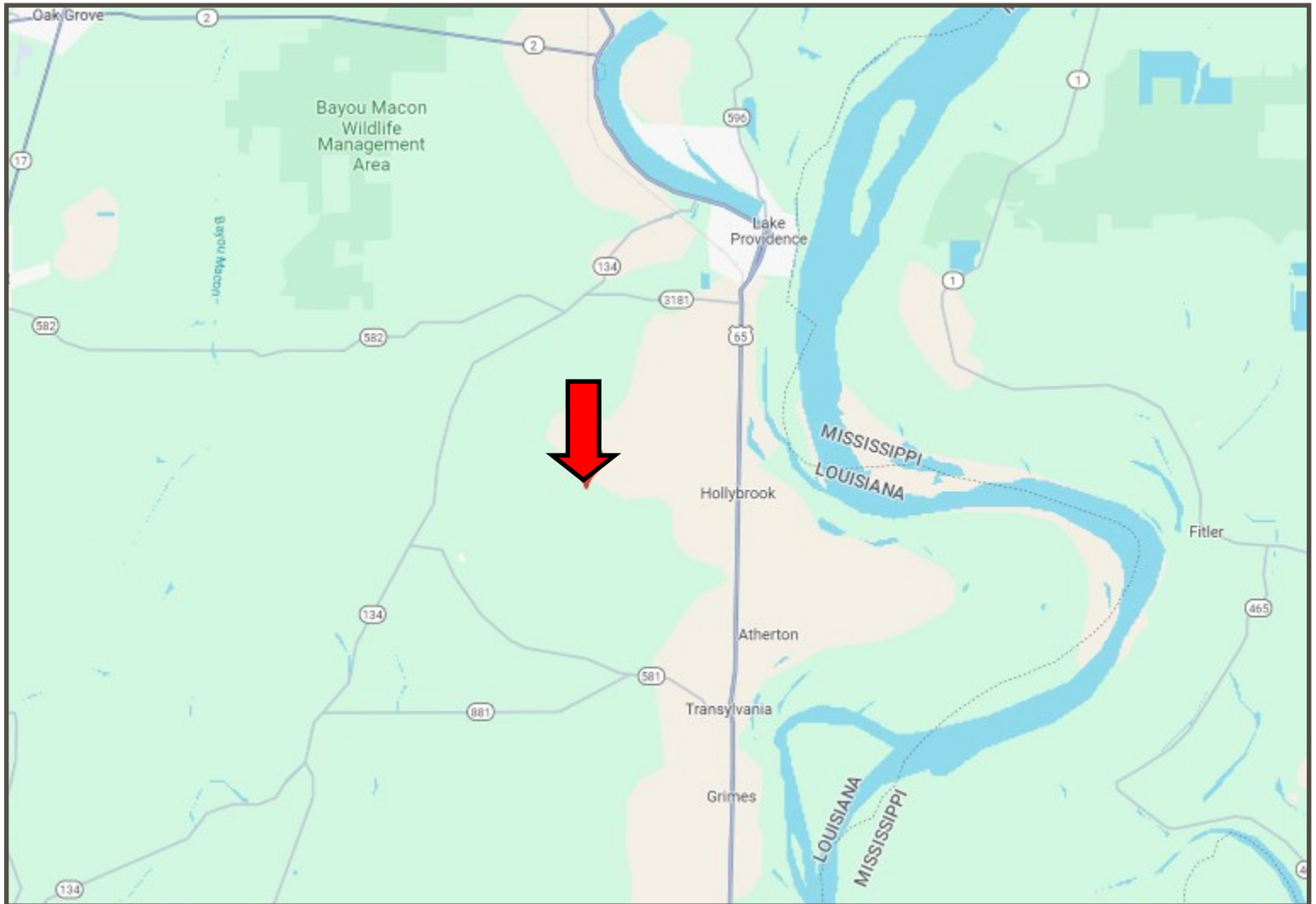
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DIRECTIONAL MAP



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