SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

CIRCLE P FEED & SEED
TROUT | LASALLE PARISH, LA

$375,000



Fully-Operating Feed & Seed Business

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

CIRCLE P FEED & SEED

PROPERTY PROFILE

LOCATION:

- 6240 Hwy 772 W
  Trout, LA 71371
- LaSalle Parish
- 2.8± Miles NW of Jena
- 36± Miles NE of Alexandria
- 55± Miles NW of Natchez, MS

COORDINATES:

- 31.6946, -92.1803

PROPERTY USE:

- Retail
- Investment
- Commercial

PROPERTY INFORMATION:

- 0.78± Acre Lot
- Fully-Operating
  Feed & Seed Business
- 2,400± SqFt Main Building
- Office & Bathroom
- Inventory Conveys with Sale
- 1,000± SqFt Feed & Storage Shed
- 2 Fully-Operating Tanning Beds
- Dog Grooming Facility On-Site
- Connex Storage Container

TAX INFORMATION:

- 2025 Taxes: $1,482





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

BART ATTAWAY
LAND SPECIALIST
C: 318-992-3787
O: 318-974-8185
bart@smalltownproperties.com
2204 N 7th Street, Suite D - West Monroe, LA 71291
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO CIRCLE P FEED & SEED

INTRODUCING THE CIRCLE P FEED & SEED: A RARE CHANCE TO OWN A FULLY OPERATING MULTI-BUSINESS PROPERTY IN LASALLE PARISH, LOUISIANA. Situated on a 0.78± acre lot at 6240 Hwy 772 W in Trout, just outside Jena, Circle P is set up to start earning from day one.

The main building is 2,400± square feet with an office and a bathroom, and the inventory comes with the sale. An extra feed shed and storage area adds about 1,000± square feet for bulk feed, seed, and supplies. A Connex storage container gives you even more secure space.





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

BART ATTAWAY
LAND SPECIALIST
C: 318-992-3787
O: 318-974-8185
bart@smalltownproperties.com
2204 N 7th Street, Suite D - West Monroe, LA 71291
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

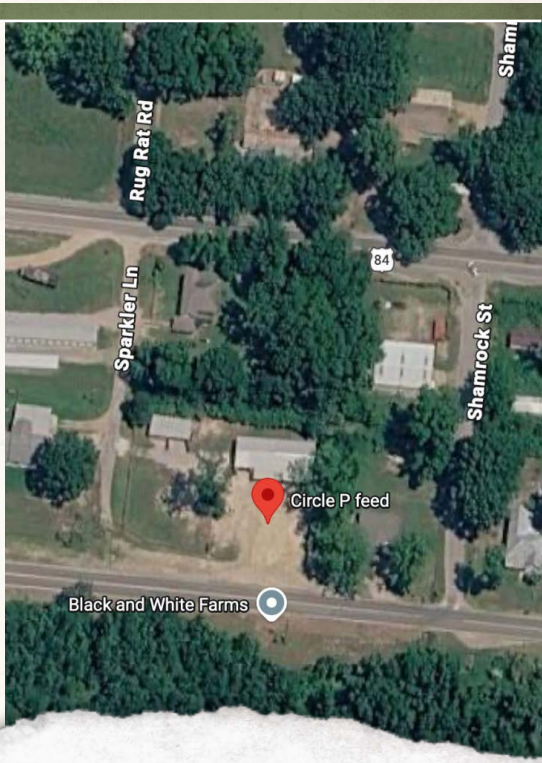
MORE ABOUT CIRCLE P FEED & SEED

Circle P brings in money beyond feed and seed. It also features a small dog grooming facility and a portable building with two fully operational tanning beds, ready for a tanning business. Few properties offer that many ways to earn in one place.

This LaSelle Parish property could suit a buyer who wants to step into an established local business or an investor looking for a commercial site with steady income.

Call Bart Attaway today to schedule a private showing and experience #TheSmallTownWay!







SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

BART ATTAWAY
LAND SPECIALIST
C: 318-992-3787
O: 318-974-8185
bart@smalltownproperties.com
2204 N 7th Street, Suite D - West Monroe, LA 71291
smalltownproperties.com

Information is believed to be accurate but not guaranteed.















SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

BART ATTAWAY
LAND SPECIALIST
C: 318-992-3787
O: 318-974-8185
bart@smalltownproperties.com
2204 N 7th Street, Suite D - West Monroe, LA 71291
smalltownproperties.com

Information is believed to be accurate but not guaranteed.















SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

BART ATTAWAY
LAND SPECIALIST
C: 318-992-3787
O: 318-974-8185
bart@smalltownproperties.com
2204 N 7th Street, Suite D - West Monroe, LA 71291
smalltownproperties.com

Information is believed to be accurate but not guaranteed.















SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

BART ATTAWAY
LAND SPECIALIST
C: 318-992-3787
O: 318-974-8185
bart@smalltownproperties.com
2204 N 7th Street, Suite D - West Monroe, LA 71291
smalltownproperties.com

Information is believed to be accurate but not guaranteed.









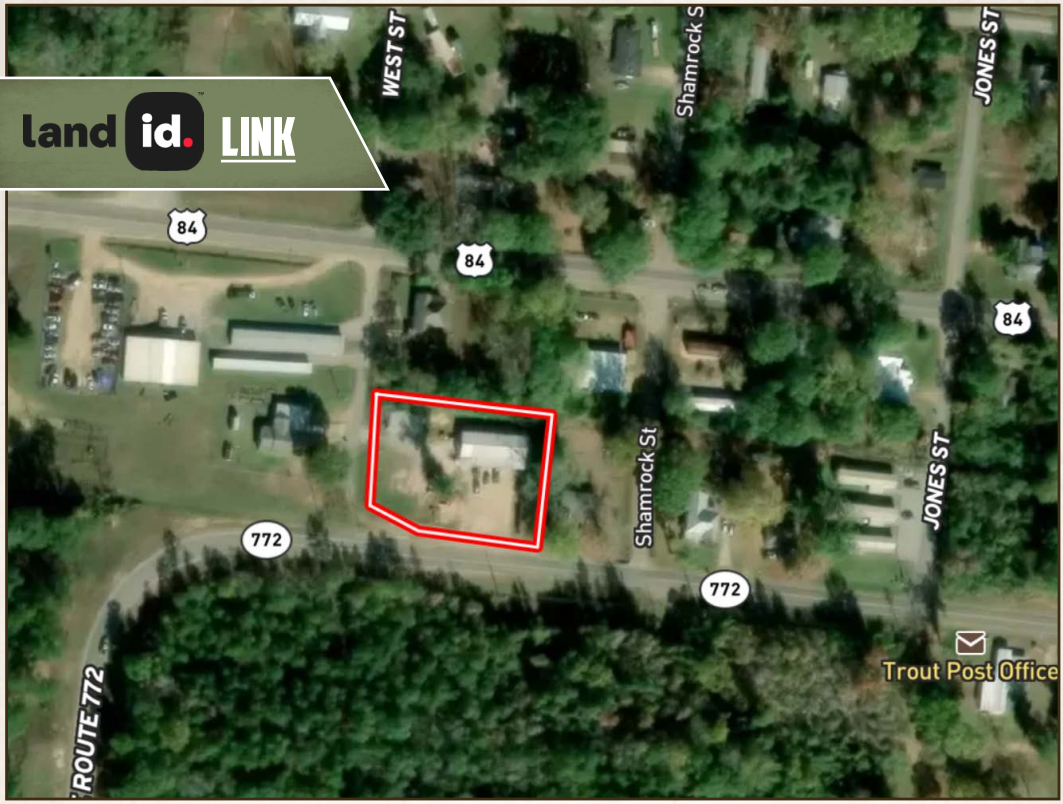


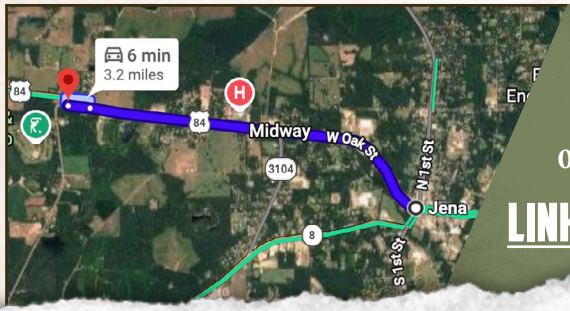
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

BART ATTAWAY
LAND SPECIALIST
C: 318-992-3787
O: 318-974-8185
bart@smalltownproperties.com
2204 N 7th Street, Suite D - West Monroe, LA 71291
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

land id. LINK





Directions From Jena, LA: Travel west on US-84 for 2.9 miles. Continue straight onto LA-772 W and proceed 0.2 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

BART ATTAWAY
LAND SPECIALIST
C: 318-992-3787
O: 318-974-8185
bart@smalltownproperties.com
2204 N 7th Street, Suite D - West Monroe, LA 71291
smalltownproperties.com

Information is believed to be accurate but not guaranteed.