

**Tensas Port Elevator on 1 mile of MS River and 223
acres**
Intersection of LA State 3078 and MS River levee
Saint Joseph, LA 71366

\$3,345,000
223± Acres
Tensas County



Tensas Port Elevator on 1 mile of MS River and 223 acres
Saint Joseph, LA / Tensas County

SUMMARY

Address

Intersection of LA State 3078 and MS River levee

City, State Zip

Saint Joseph, LA 71366

County

Tensas County

Type

Riverfront

Latitude / Longitude

31.943531 / -91.203269

Acreage

223

Price

\$3,345,000

Property Website

www.mossyoakproperties.com

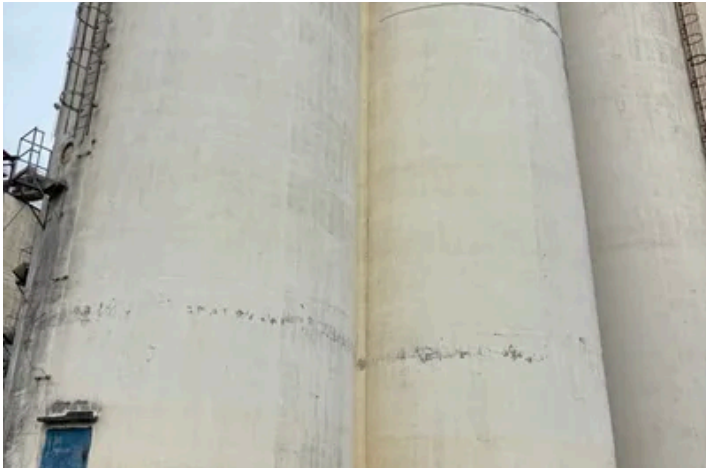


Tensas Port Elevator on 1 mile of MS River and 223 acres Saint Joseph, LA / Tensas County

PROPERTY DESCRIPTION

223 acres in Tensas with multiple uses. It includes the Tensas Port Elevator that was bought out from local owners and operated several years until 10 years ago to not compete with their other operations on the river. It is structurally sound but would need several improvements. The raised office and weigh station is gone but the scales as well as the dump pits are still in place. The concrete silos are showing no sign of settling or cracking. The closing of this elevator has caused such a back log during corn season that the Tensas Port Commission is building a loading facility adjoining this property that will unload trucks directly onto barges. The land under and around the old elevator and the rest of the 223 acres is owned by the family that I have it listed for sale. It is subject to a \$30,000 lease each year but we are at the end the lessee is considering giving up the lease. If so the land would have to be returned to its natural condition. There is some interest in combining the storage here to make the exchange of barges much more efficient. This property contains one mile of pristine river frontage with one great advantage is deep water. There is also interest in other companies building facilities along this river front. One possibility is a soybean crushing plant. The property has property on both sides of LA State Highway 604. It also has frontage on Lake Bruin and all but five acres are subject to the Corps project. This property can be developed with some limitations.

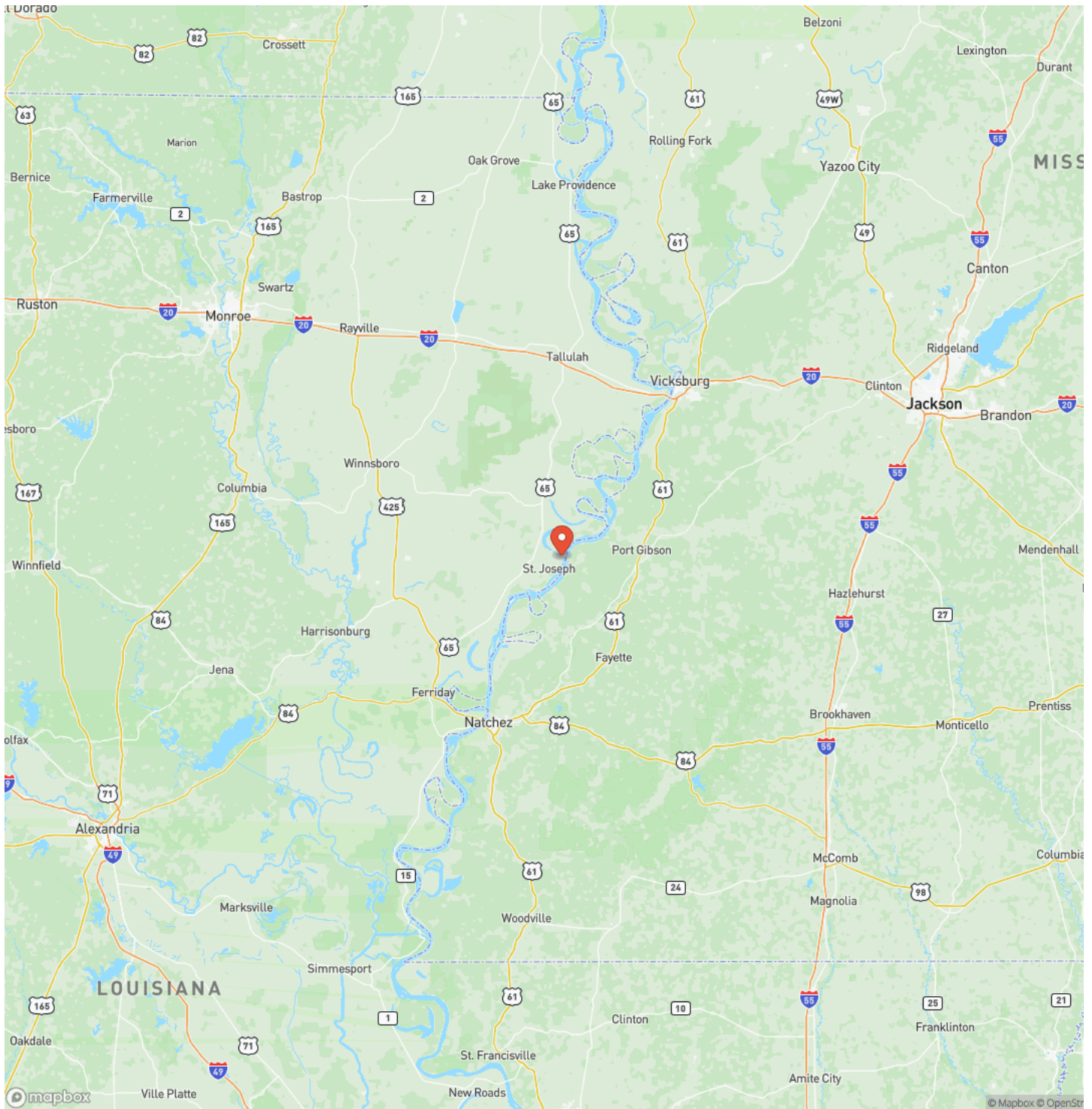
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Locator Map



Locator Map



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Satellite Map



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Saint Joseph, LA / Tensas County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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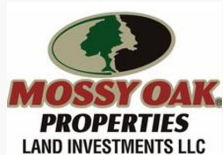
Address

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/>

DISCLAIMERS

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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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