



261± ACRES
WEST CARROLL PARISH, LA
\$655,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WEST CARROLL 261

PROPERTY PROFILE

LOCATION:

- Highway 582
Oak Grove, LA 71263
- West Carroll Parish
- 7± Miles S of Oak Grove
- 13± Miles W of the
Mississippi River
- 48± Miles S of Lake Village, AR
- 64± Miles NE of Monroe

PROPERTY INFORMATION:

- 261± Total Acres
- 146± Acres in CRP
- Highway 582 Frontage
- Predominantly
Hardwood Timber
- Creek System Throughout
- Alligator Bayou Frontage
- Established Trails
- Utilities Available

PROPERTY USE:

- Hunting
- Recreational
- Potential Camp/Cabin Site
- Weekend Getaway
- Investment

TAX INFORMATION:

- Parcel 1: 0300168127; \$468.74
- Parcel 2: 0200084503; \$69.33

COORDINATES:

- 32.76070, -91.40250



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291 | O: 318-974-8185 | smalltownproperties.com

WELCOME TO THE WEST CARROLL 261

THE WEST CARROLL 261, LOCATED NEAR OAK GROVE, LOUISIANA, IS A 261± ACRE TRACT JUST WEST OF THE MISSISSIPPI RIVER. With a long history tied to this property and the surrounding area, this West Carroll Parish property checks a lot of boxes. Made up predominantly of hardwood timber, this is the kind of place that offers a little bit of everything: hunting, recreation, income, and a property you can hold onto for years to come.

The tract has an established trail system that provides access throughout the property. The hardwood timber and surrounding habitat make it well suited for deer hunting and small game hunting. There is a small stretch of Alligator Bayou crossing the southwest corner of the property, adding another feature to the wildlife habitat and overall character of the West Carroll 261.



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com



JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE WEST CARROLL 261

There is also potential for a home or hunting camp, with utilities available nearby. Whether you're looking for a place to build a camp, spend weekends with family, or simply have your own piece of ground to hunt and enjoy, the West Carroll 261 gives you plenty of options.

In addition to the unique features, there are approximately 146± acres currently enrolled in active CRP programs. The property will receive \$13,966 annually through 2036, with an additional \$484 annual payment continuing through 2038. CRP contracts and maps can be provided to qualified buyers. The property has Highway 582 road frontage along with a deeded access providing access to one of the parcels.

There's a long line of history with this tract, and properties like this have a way of being passed down and enjoyed for generations. For someone looking for a hunting tract, a weekend getaway, potential hunting camp, or land investment with established income, the West Carroll 261 is worth a look.

**Contact Josh Beckham or Heath Eubanks today to schedule
a private showing and experience #TheSmallTownWay!**



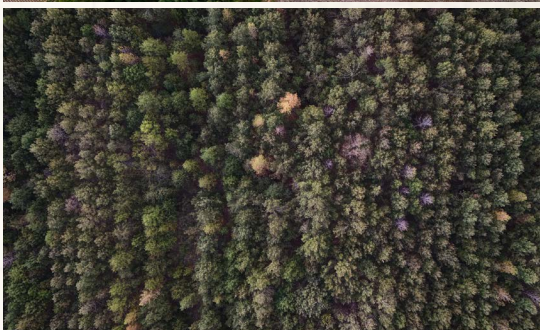
HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com



JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

261± ACRES **WEST CARROLL PARISH, LOUISIANA**

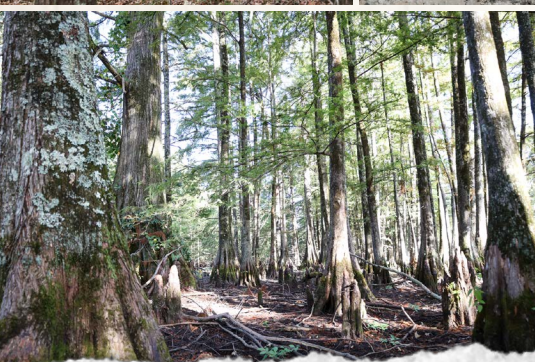


HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com



JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

261± ACRES **WEST CARROLL PARISH, LOUISIANA**



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com



JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291 | O: 318-974-8185 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com

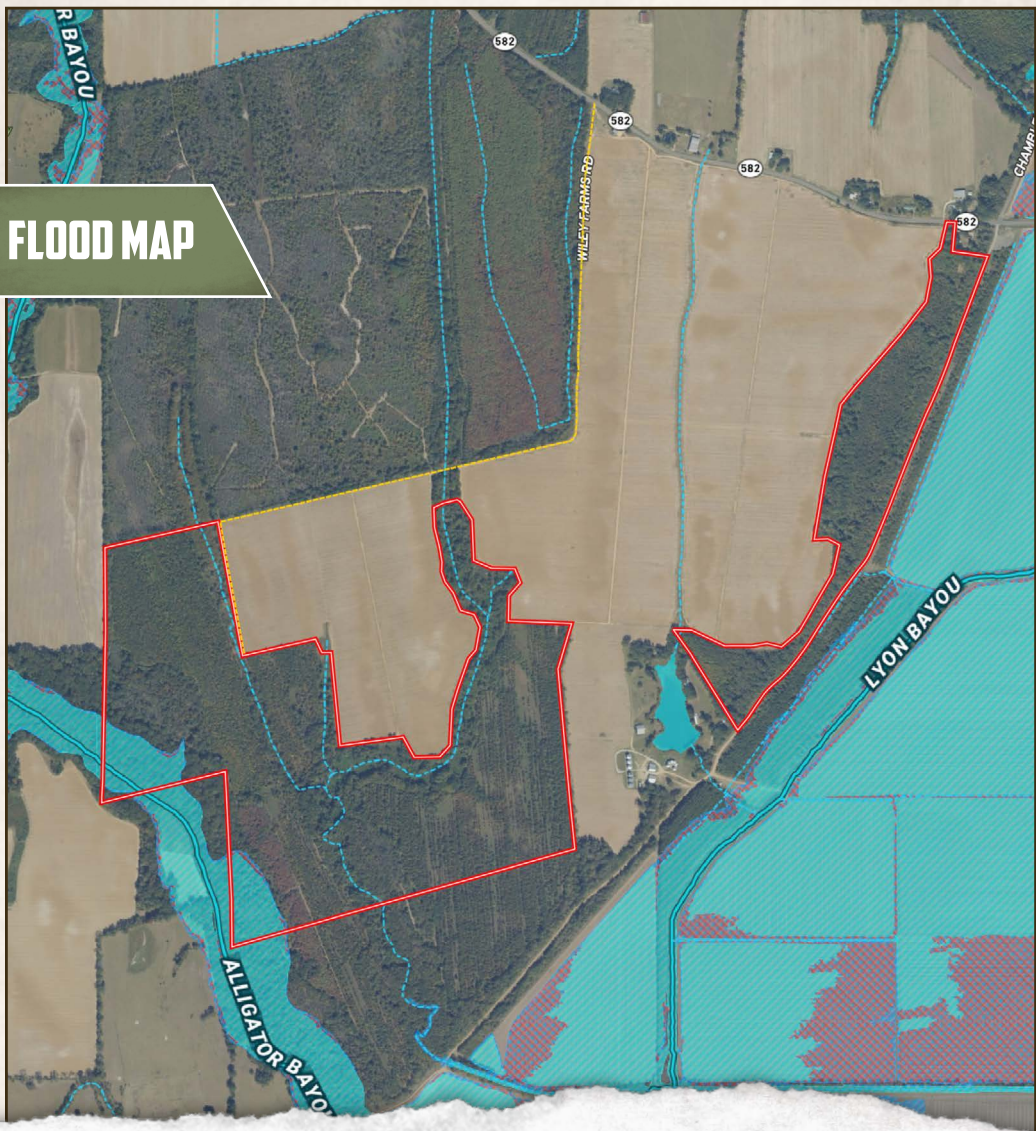
Information is believed to be accurate but not guaranteed.

JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291 | O: 318-974-8185 | smalltownproperties.com

261± ACRES WEST CARROLL PARISH, LOUISIANA

FLOOD MAP



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

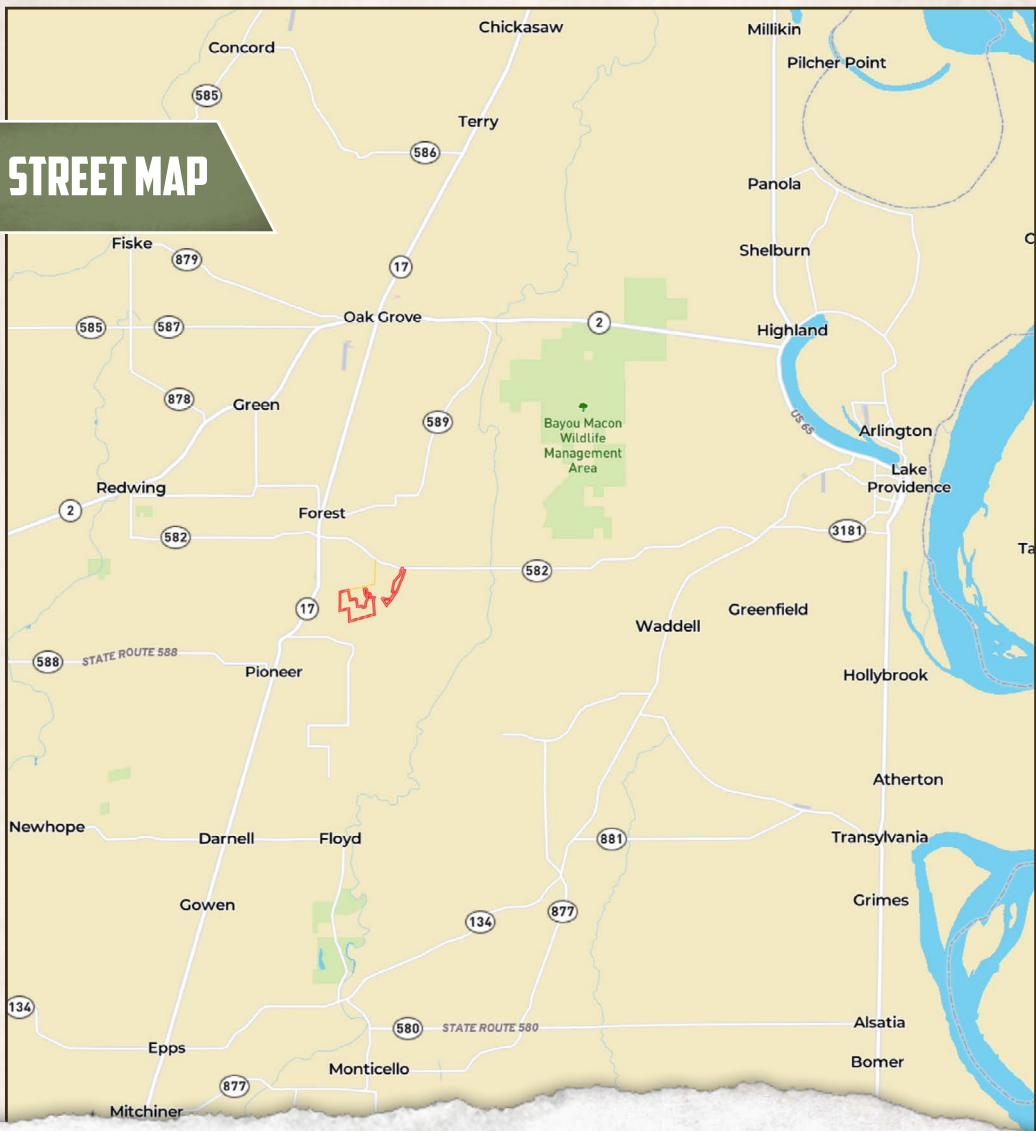
Information is believed to be accurate but not guaranteed.



JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291 | O: 318-974-8185 | smalltownproperties.com

STREET MAP



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

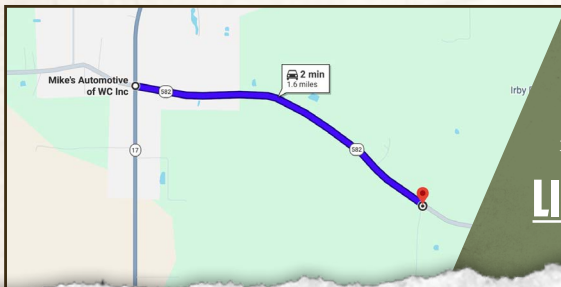
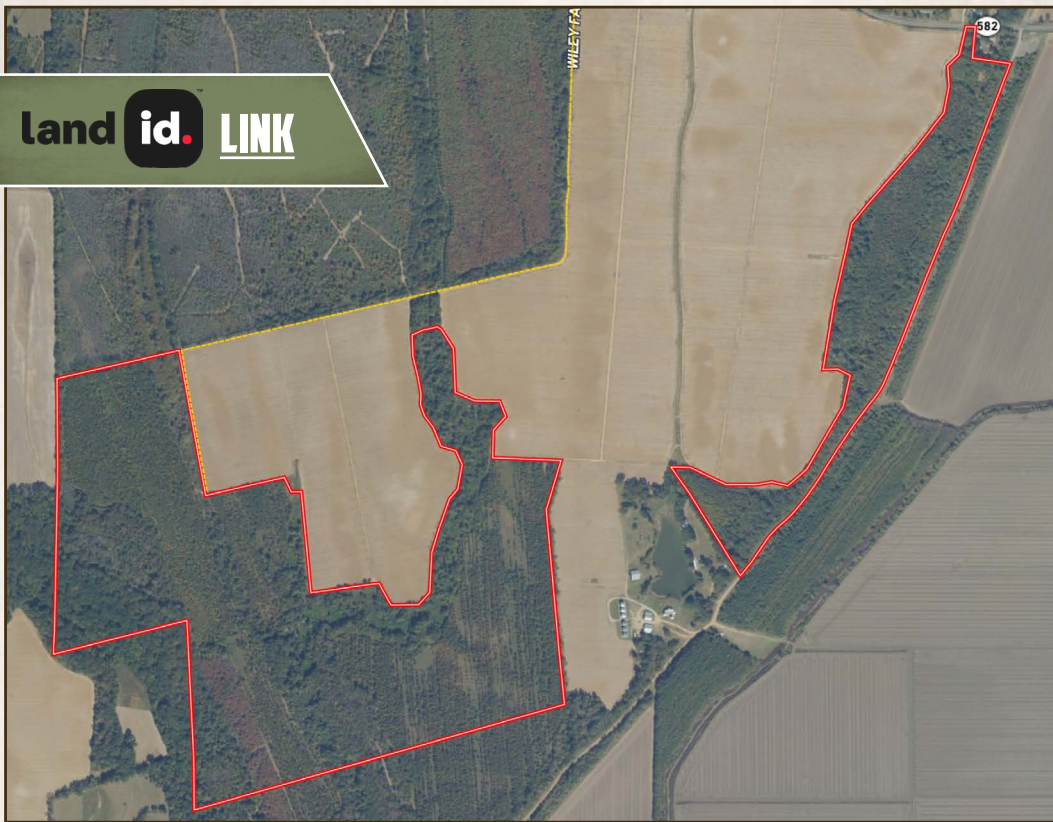
Information is believed to be accurate but not guaranteed.



JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

261± ACRES **WEST CARROLL PARISH, LOUISIANA**

land id. LINK



Directions From the Intersection of
Highway 17 & Highway 582 in Pioneer,
LA: Travel east on Highway 582 for 1.6
miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com



JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

2204 N 7th Street, Suite D - West Monroe, LA 71291 | O: 318-974-8185 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.