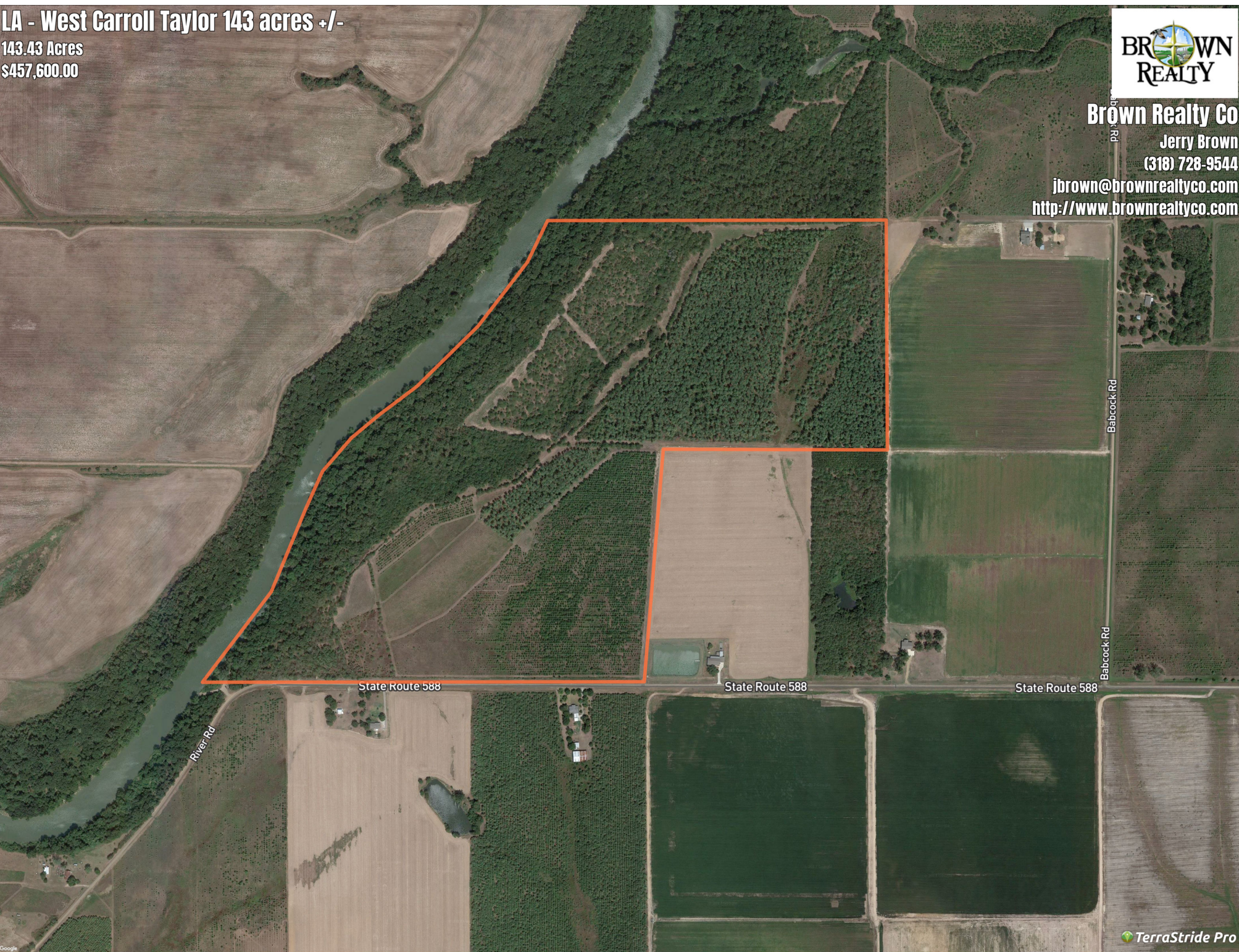


LA - West Carroll Taylor 143 acres +/-
143.43 Acres
\$457,600.00



Brown Realty Co
Jerry Brown
(318) 728-9544
jbrown@brownrealtyco.com
<http://www.brownrealtyco.com>



LA - West Carroll Taylor 143 acres +/-

Legend

 Boundary

Description

Just one look at the soybean field adjacent tells you all you need to know about the deer hunting on this tract. The deer are there! VERY nice tract bordering Boeuf River in an area known for good deer. Four nice box stands with "stairs". Plenty of food plots and shooting lanes to plant. 488 acres CRP pays \$2,783.00 yearly until 10/31/2022. The old fields have been planted in 4 species of oaks and the Sawtooth are producing acorns. There is 40 acres of pine plantation that has been twice thinned which will provide a decent payoff in coming years. Habitat is excellent. There is a public boat launch just south of the SW corner of the tract. Utilities available. Come see a great small hunting tract! Brown Realty Co Jerry Brown, Broker 2189 Hwy 425 Rayville LA 71269 318-728-9544

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.

Generated on: June 16, 2017