

AltaTerra Premier Properties

For Sale

IRRIGATED FARMLAND
1,478± ACRES

TALLULAH, LA



AltaTerra Realty
and Auction LLC



Wildlife
Land Group

Property Location: TBD Quebec Road, Tallulah, Louisiana 71282 | Contact For Pricing

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United County | AltaTerra Realty and Auction LLC

J.W. Ross, Broker • 903-491-1719 • TX Lic #496806

United Country | Wildlife Land Group

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TALLULAH, LA

This row crop farm in Madison Parish offers a unique investment opportunity. You can continue the high-yield operation, expand agricultural operations, or add other agribusiness ventures.



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1,428[±] ACRES



Current & Potential Uses and Investment Potential

Primary Use:

Continued use for high-yield row crop farming.

Potential Uses:

Diversify and expand agricultural operations, as the land is optimal for corn and soybean cultivation and suitable for cattle or other livestock. There is also a possibility of expanding into other agribusinesses, like processing facilities.

Investment Growth

High demand for row crops like corn and soybeans ensures steady income streams. The limited supply of high-quality, irrigated farmland in Madison Parish presents significant appreciation potential.



Land

- 1,428[±] Acres
- 96.4% tillable crops (approx. 1,425[±] acres)
- Primary Soil Types: Class III Sharkey Clay, Class II Soils (7% of cropland) & 351[±] Acres of Precision Grading

Irrigation & Water Management

- **Center Pivot Irrigation:** 570[±] acres irrigated by 3 Valley 8000 center pivots powered by John Deere units
- **Row Fall Irrigation:** 685[±] acres, supporting diverse crop rotations
- **Water Infrastructure & Sources:** 7 turbine wells, 16 risers, 1 relift from Despair Lake
- **Flood Zone:** 65% of the property is in a flood hazard area, but current infrastructure ensures minimal impact on farming operations

Location

- Frontage on Quebec Road, with easy connections to Hwy 80 and Interstate 20
- Convenient access for transporting crops to nearby markets and cooperatives
- Close to major amenities in Madison Parish and regional centers, facilitating operational logistics and quality of life for farm personnel



County Farm Service Administration (FSA) Yield Information

CORN

YIELD:
160 bushels per acre

MARKET PRICE (2024):
\$4.88 per bushel

SOYBEANS

YIELD:
52 bushels per acre

MARKET PRICE (2024):
\$11.55 per bushel

ADDITIONAL INCOME

Estimated
government
assistance payments
at \$15 per acre



SCAN FOR DETAILED Information



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