



# MOUNT JOY FARM

An Agricultural and Recreational Investment Opportunity

3,459.94± Total Acres | \$22,900,000.00

Morehouse Parish, LA and Ashley County, AR



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE





# MOUNT JOY FARM

## QUICK FACTS

### **Acreage**

3,459.94± total acres  
3,029.72± tillable acres

### **Location**

Morehouse Parish, LA and  
Ashley County, AR

### **Irrigation**

Extensive irrigation system  
with 21 wells

### **Recreation**

Waterfowl hunting

### **Improvements**

Drainage system  
Headquarters site  
Shed

### **Access**

Excellent access from LA 835  
Good internal road system

### **Farming Contract**

Multi-year cash rent

### **Offering Price**

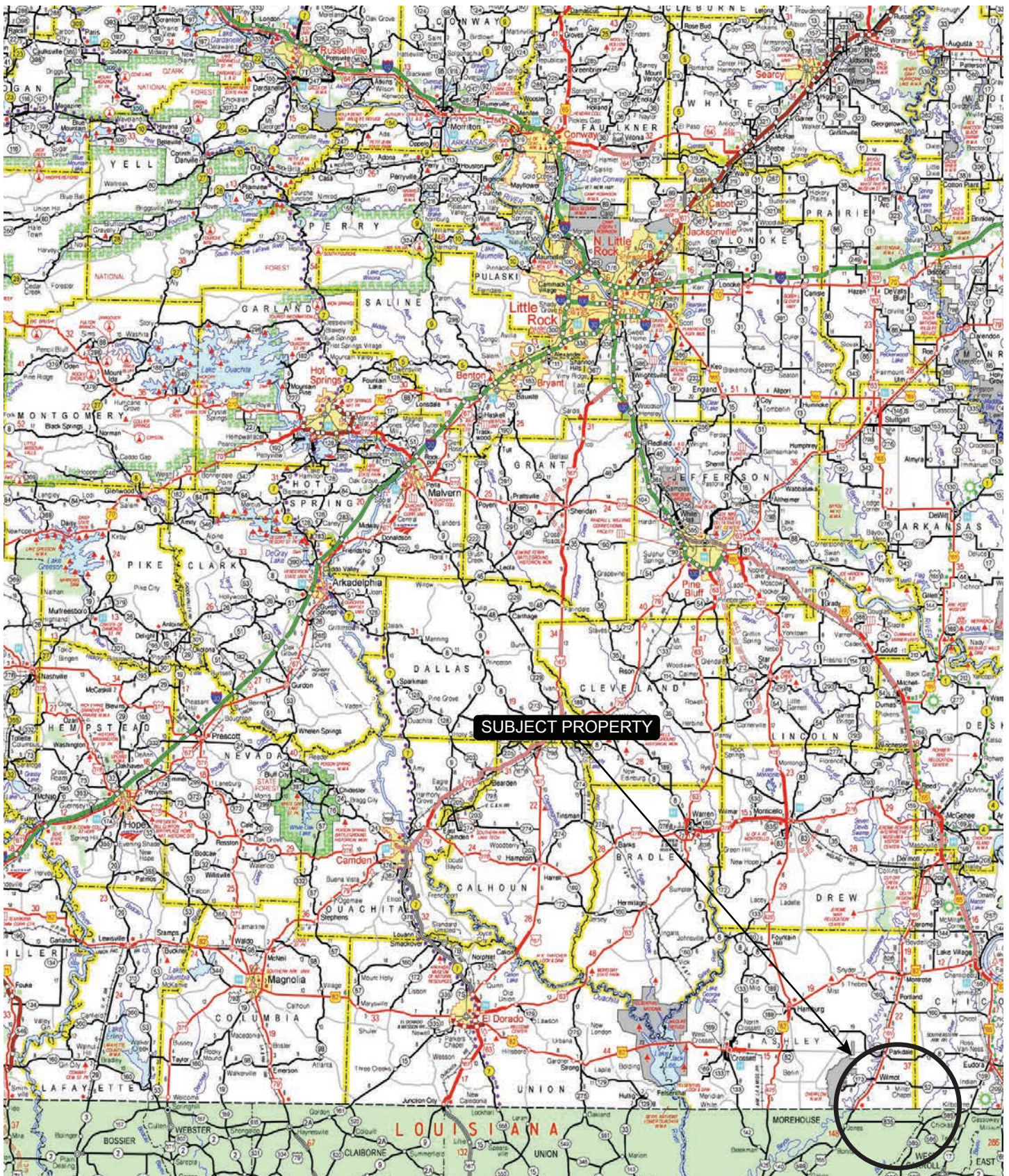
\$22,900,000.00







# VICINITY MAP





# PROPERTY DESCRIPTION

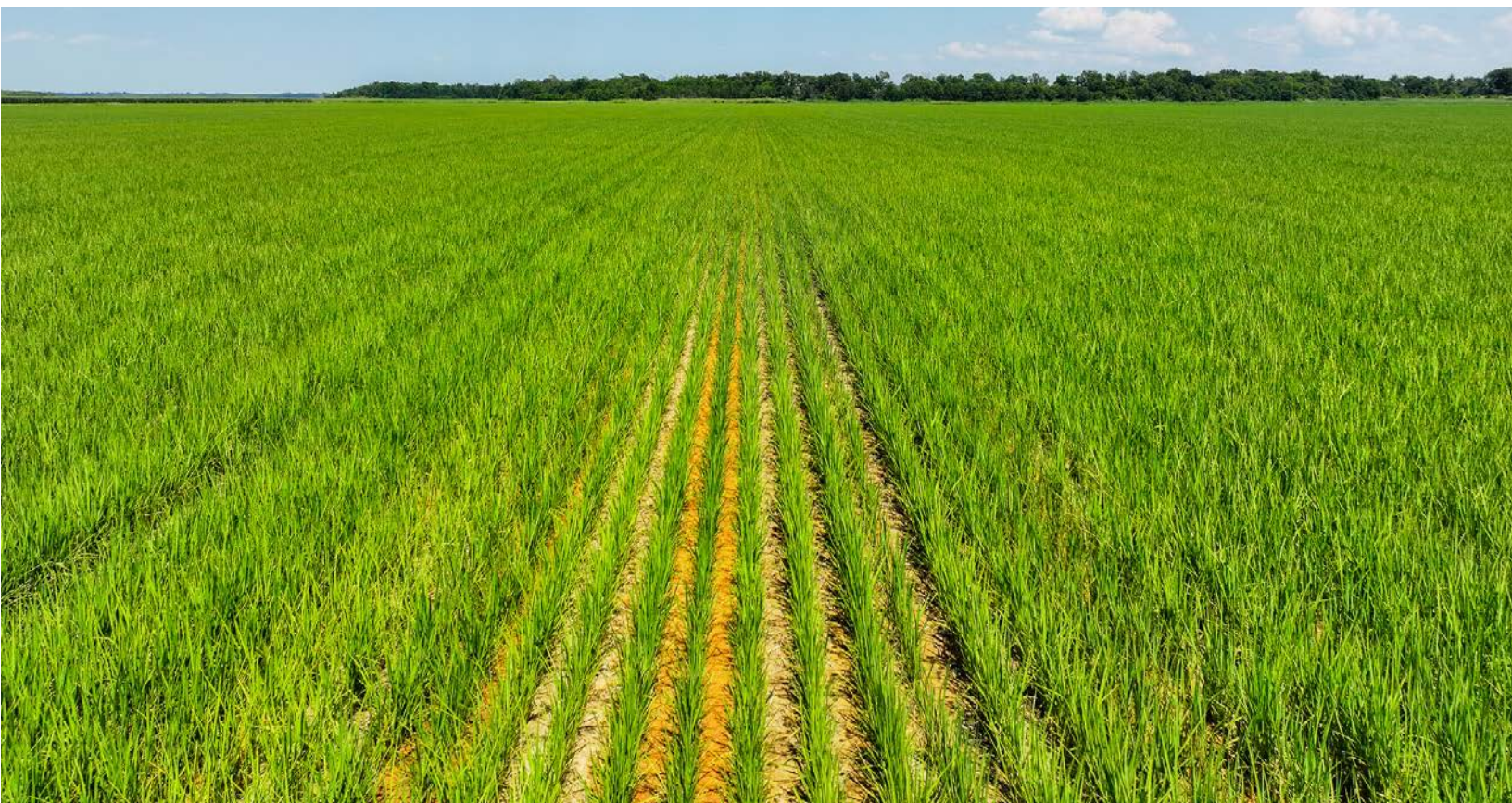
## MOUNT JOY FARM

The Mount Joy Farm offers an excellent agricultural and recreational investment opportunity located in Morehouse Parish, Louisiana and Ashley County, Arkansas. Access is considered excellent from Louisiana State Highway 835 and the property offers a good internal road system.

The Mount Joy Farm offers 3,459.94± contiguous acres, of which 3,029.72± acres are tillable and have historically been planted in rice, soybeans, and corn. The farm has an extensive irrigation system in place with twenty-one (21) wells. Of the 3,029.72 tillable acres, 2,823.72± acres are irrigated with the wells. The farm has recently had significant improvements made to the drainage system to improve drainage

across the farm. Most of the tillable acreage has been precision leveled in the past and is considered improved. There is currently work being done to further improve the farm by precision leveling an additional 60± acres. A shed and headquarters site are located on the property at the entrance along Louisiana State Highway 835 allowing for easy equipment staging.

In addition to Mount Joy's agricultural potential, it also offers waterfowl hunting opportunities in the fields and brakes. Historically the hunting rights have been leased to generate significant additional income, but could be retained for personal use by a new owner.





## A detailed map of the Mississippi Delta region, showing major cities like Pine Bluff, Monroe, and Jackson. A yellow circle highlights a specific location near Eudora and Oak Grove, marked with a red 'X'. The map includes numerous smaller towns, major highways (Interstates 55, 49, 20, 530, 167, 65, 425, 82, 61, 79, 278, 20, 49, 55, 84, 98, 59), and natural features like the Delta National Forest and Homochitto National Forest. The terrain is depicted with green shading representing vegetation and brown lines for roads and water bodies.



# LOCATION & ACCESS

Morehouse Parish, Louisiana and Ashley  
County, Arkansas

## Mileage Chart

Wilmot, AR	11 Miles
Greenville, MS	49 Miles
Monroe, LA	56 Miles
Little Rock, AR	158 Miles

Access is considered excellent from LA 835 and  
the internal road system is considered good.















# FARM INFORMATION

## **Irrigation**

See irrigation map where the irrigation infrastructure is detailed within this brochure.

## **Irrigation Easement**

There is an irrigation easement in place that provides surface water to the farm from the Boeuf River. The approximate location of the easement is depicted on the irrigation map within this offering brochure. A copy of the irrigation agreement can be provided upon request.

## **Farming Contract**

The farm is currently in a multi-year cash rent and a copy of the lease can be provided to qualified buyers.

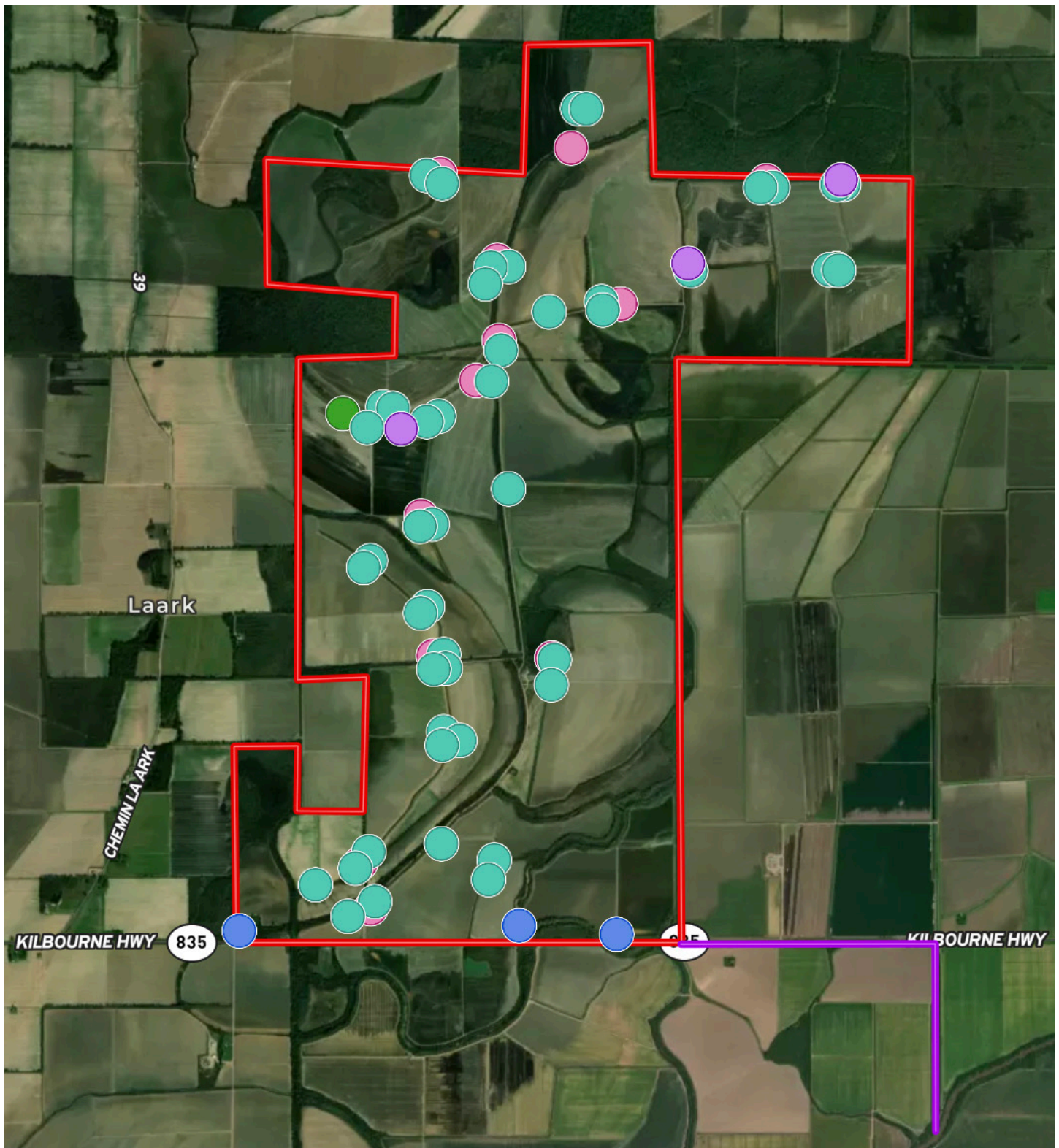
## **Wind Lease**

A 30 year wind lease was signed in 2022, and a copy can be provided to qualified buyers.





# IRRIGATION MAP



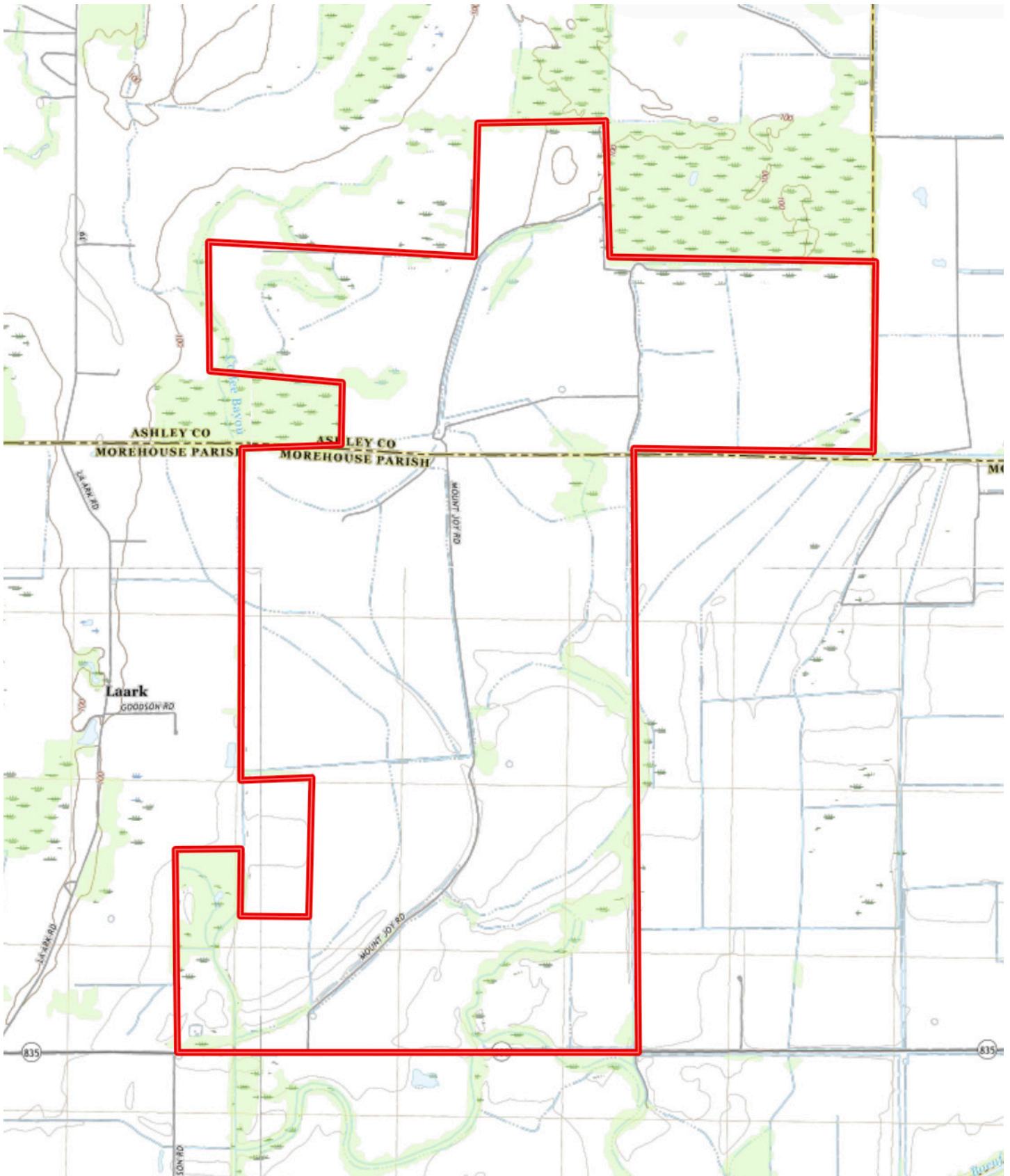
- |   |  |  |   |   |   |
|---|--|--|---|---|---|
|  8 " Turbine |  6 " Electric Submersible |  8 " Diesel Turbine |  Riser |  8 " Propane Turbine |  Irrigation Easement |
|---|--|--|---|---|---|







# TOPOGRAPHY MAP

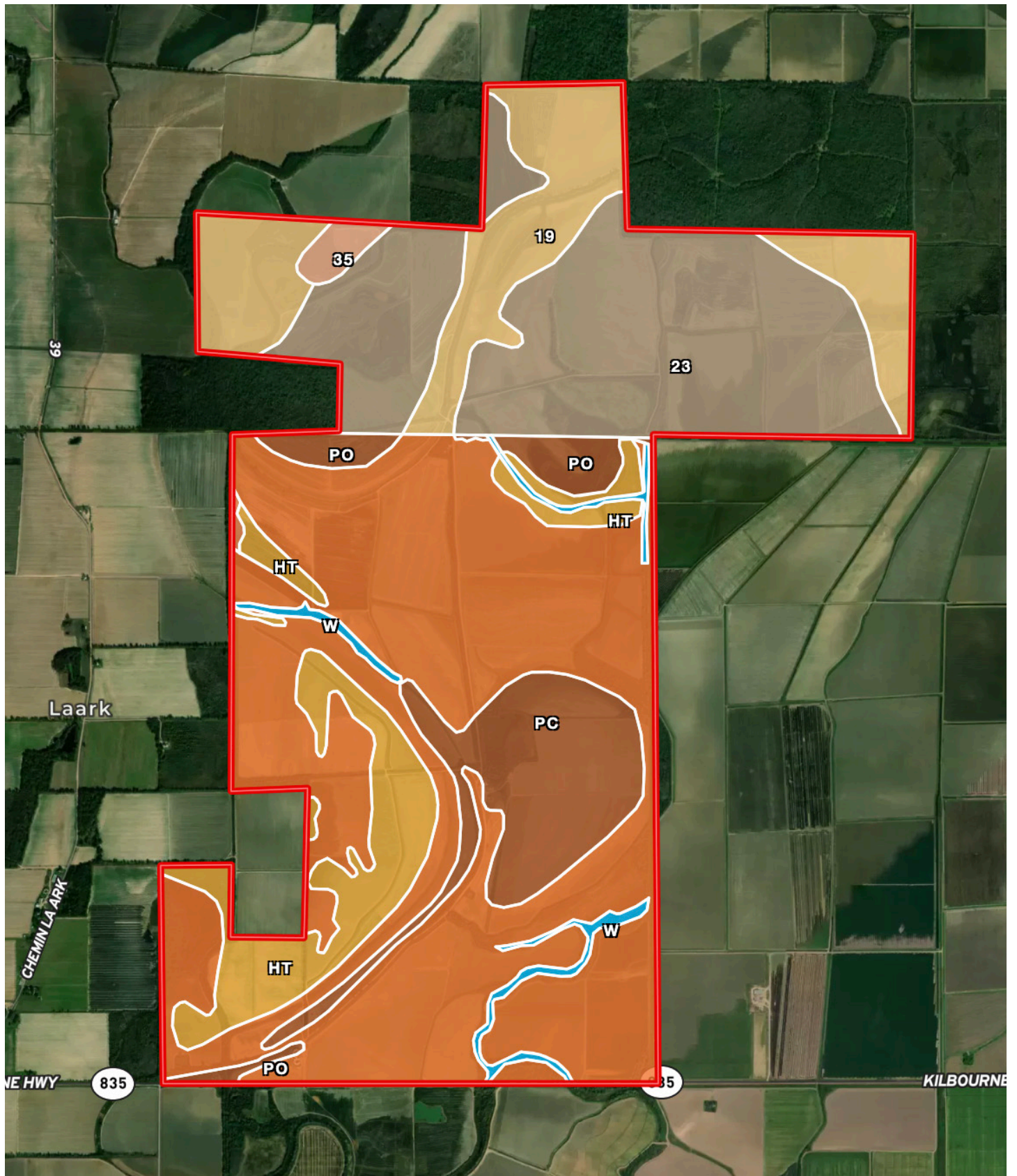








# SOIL MAP





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pc	Perry clay, 0 to 1 percent slopes	1470.1	42.94	0	48	3w
23	Portland silty clay, 0 to 1 percent slopes	794.27	23.2	0	56	3w
19	Perry clay, 0 to 1 percent slopes	421.29	12.31	0	48	3w
Po	Portland clay	365.82	10.69	0	53	3w
Ht	Hebert silty clay loam, 0 to 1 percent slopes	295.29	8.63	0	86	2w
W	Water	46.75	1.37	0	-	8
35	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	26.01	0.76	0	10	7w
Hr	Hebert silt loam, 0 to 1 percent slopes	3.78	0.11	0	86	2w
PeA	Perry clay, 0 to 1 percent slopes	0.23	0.01	0	48	3w
TOTALS		3423.54(*)	100%	-	52.77	3.01

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water







# RESOURCES & PRICE

## Mineral Rights

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

## Real Estate Taxes

\$14,815.07 (estimated, based on 2023 taxes)

## Offering Price

\$22,900,000.00

To learn more about the Mount Joy Farm or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

## Gardner Lile

501-658-9275 (m)

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For more information or to  
schedule a property tour, contact:



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