

LAND AUCTION



625 AC± | 7 TRACTS | WEST CARROLL PAR., LA

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/22/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: THOMAS JASON LINGO COMMUNITY CENTER
10284 HWY 17 S, OAK GROVE, LA 71263

Stutts 625± Acre Farm – Proven Delta Farmland Investment

Located in the heart of prime row-crop country, this 625± acre property represents one of the most well-maintained and productive farms on the market. The current owner has dedicated over 50 years to improving and managing this land, making thoughtful upgrades year after year to maximize yield, drainage, and long-term sustainability.

Property Highlights

- 625± Total Acres – Divided into 7 well-laid-out tracts, each with excellent access.
- 588± Tillable Acres – Every acre has been precision leveled for optimal irrigation and efficiency.
- 9 Irrigation Wells – Including 6 Diesel and 3 electric wells, providing a dependable water supply across all tracts
- Experienced Farmer Available – A proven operator with years of local experience is interested in continuing to farm the property if desired.
- High-Quality Soils – Predominantly Dundee-Dubbs (60%), Calhoun-Calloway (15%), Grenada-Calhoun Silt (15%), and Forestdale Silty Clay (10%), supporting excellent yields for corn and soybeans.
- Crop History – Consistent production of corn and soybeans under strong management practices.
- Mineral Rights – 50% of minerals conveyed with the sale.

Overview

This property reflects decades of stewardship and investment, offering a rare opportunity to purchase a turnkey farm operation with exceptional infrastructure. The precision leveling, irrigation network, and soil quality make it ideal for investors, farmers, or ag partnerships seeking dependable income and long-term appreciation.

TRACT 1 DESCRIPTION: Operates off of 2 Diesel wells and 1 electric well
\$200/acre rent | Great road accessibility on the west side and the north side
Well-maintained turn rows

Deeded Acres: 135 ± acres
Soil Types: Dundee-Dubbs 78% Forestdale Silty Clay 22%
Soil PI/NCCPI/CSR2: NCCPI - 82
CRP Acres/Payment: No CRP
Taxes: \$1,381.68
Lease Status: Year to Year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: Survey needed to take out the 43 acres the seller is retaining
Brief Legal: 135± acres pt NW ¼ S29 T21N R9E pt PID 300247210
PIDs: Pt of 300247210
Lat/Lon: 32.7789, -91.57484
Zip Code: 71263

Lease Status: Year to Year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: No survey needed
Brief Legal: 80± acres S ½ NE ¼ S17 T20 R9E
PIDs: 200092828
Lat/Lon: 32.71501, -91.56468
Zip Code: 71263

TRACT 5 DESCRIPTION: Operates off of 1 electric well
\$200/acre rent | Great road access
Deeded Acres: 37 ± acres
FSA Farmland Acres: 34± acres
Soil Types: Grenad-Calhoun Silt 87% Dundee-Dubbs 13%
Soil PI/NCCPI/CSR2: NCCPI - 60
CRP Acres/Payment: No CRP
Taxes: North - \$514.94 South - \$228.14
Lease Status: Year to Year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: No survey needed
Brief Legal: 37± acres NE ¼ NE ¼ S20 T20 R9E
PIDs: 200139200 North part 200088200 South Part
Lat/Lon: 32.71003, -91.56461 North 32.70786, -91.56458 South
Zip Code: 71263

TRACT 2 DESCRIPTION: Operates off of 1 electric well
\$200/acre rent | Great road access
Deeded Acres: 63.22 ± acres
FSA Farmland Acres: 56.69±
Soil Types: Dundee-Dubbs 94% Forestdale Silty Clay 6%
Soil PI/NCCPI/CSR2: NCCPI - 82
CRP Acres/Payment: No CRP
Taxes: \$145.75
Lease Status: Year to Year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: No survey needed
Brief Legal: 60± acres NE ¼ and N ½ SE ¼ NW ¼ S5 T20 R9E
PIDs: 200117408
Lat/Lon: 32.75236, -91.57277
Zip Code: 71263

TRACT 6 DESCRIPTION: Operates off of 2 diesel wells
\$200/acre rent | Great road access
Deeded Acres: 152 ± acres
FSA Farmland Acres: 150±
Soil Types: Dundee-Dubbs 47% Grenada-Calhoun Silt 28% Calhoun-Calloway 8% Forestdale Silty Clay 7%
Soil PI/NCCPI/CSR2: NCCPI - 73.07
CRP Acres/Payment: No CRP
Taxes: \$514.94
Lease Status: Year to Year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: No survey needed
Brief Legal: 152± acres SW ¼ S16 T20 R9E
PIDs: 200139200
Lat/Lon: 32.71496, -91.55814
Zip Code: 71263

TRACT 3 DESCRIPTION: Operates off of 1 diesel well
Good road access | \$200/acre rent
Deeded Acres: 80 ± acres
FSA Farmland Acres: 73.96 ± acres
Soil Types: Dundee-Dubbs 91% Forestdale Silty Clay 9%
Soil PI/NCCPI/CSR2: NCCPI - 84.37
CRP Acres/Payment: No CRP
Taxes: \$228.14
Lease Status: Year to Year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: No survey needed
Brief Legal: 100 Acres S1/2 Of Ne Sec 17 20 9 E; S 1/2 Of Ne Of Ne Sec 20 20 9 E.
PIDs: 200088200
Lat/Lon: 32.72004, -91.56682
Zip Code: 71263

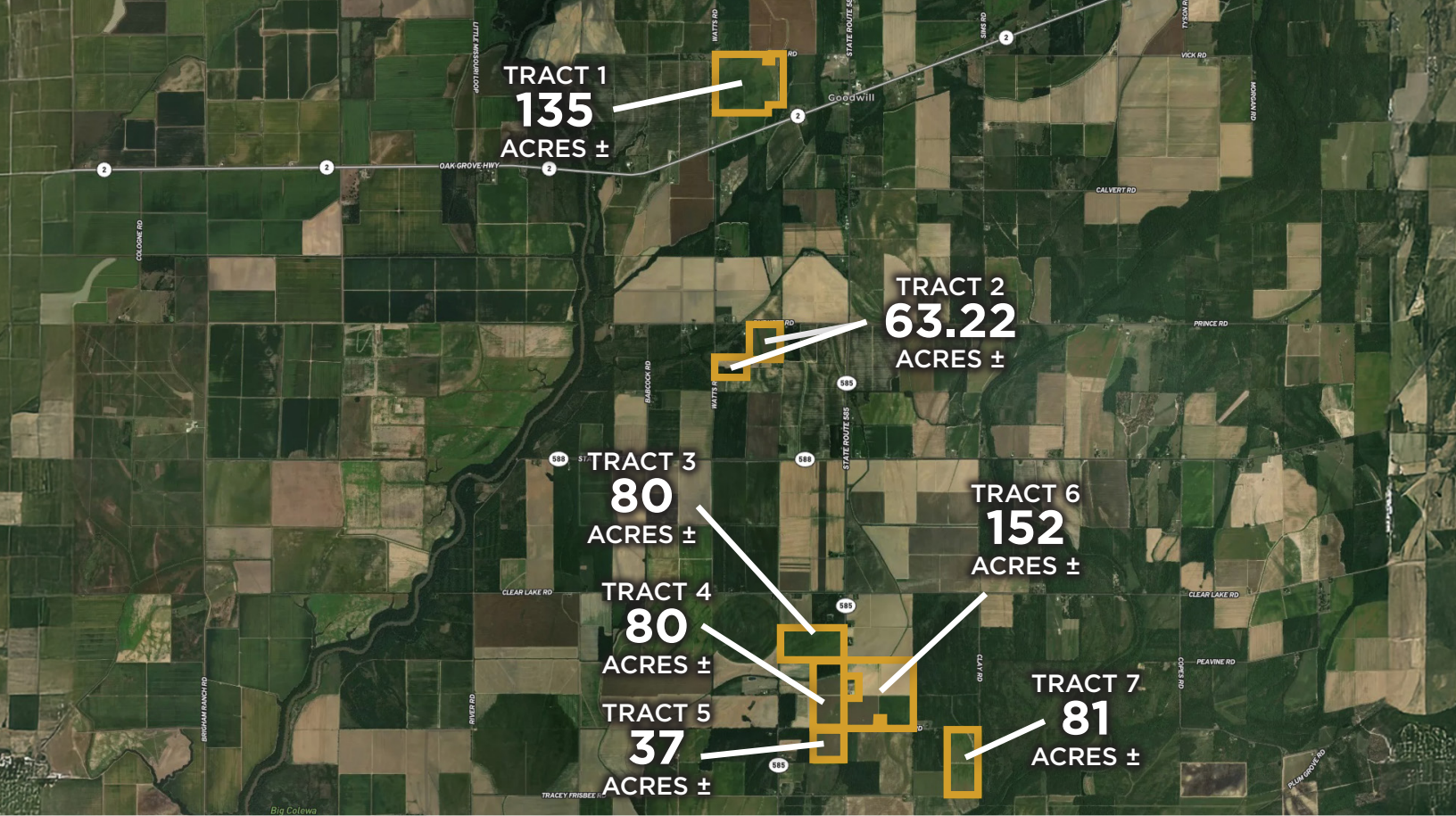
TRACT 7 DESCRIPTION: Operates off of 1 diesel well
\$200/acre rent
Great road access
Deeded Acres: 81 ± acres
FSA Farmland Acres: 78±
Soil Types: Calhoun-Calloway 96% Grenada-Calhoun Silt 4%
Soil PI/NCCPI/CSR2: NCCPI - 67.5
CRP Acres/Payment: No CRP
Taxes: \$514.94
Lease Status: Year to Year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: No survey needed
Brief Legal: 81± acres E ½ NE ¼ S21 T20 R9E
PIDs: 200139200
Lat/Lon: 32.70798, -91.54739
Zip Code: 71263

TRACT 4 DESCRIPTION: Operates off of 1 electric well
\$200/acre rent | Great road access
Deeded Acres: 80 ± acres
FSA Farmland Acres: 59.48 ± acres
Soil Types: Dundee-Dubbs 48% Forestdale Silty Clay 28% Grenada-Calhoun Silt loam 24%
Soil PI/NCCPI/CSR2: NCCPI - 73.76
CRP Acres/Payment: No CRP
Taxes: \$162.19

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
COREY TAYLOR, AGENT: 318.267.4555 | corey.taylor@whitetailproperties.com
CLINT WOOD, AGENT: 318.348.0675 | clint.wood@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM
GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (BROK.0995686674-CORP) | Ranch & Farm Auctions, LLC, LA license AB-527 | Todd Edwards, Louisiana Broker, License # BROK.995717127-ASA | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Corey Taylor, Louisiana Land Specialist for Whitetail Properties Real Estate, LLC, 318.267.4555 | Clint Wood, Louisiana Land Specialist for Whitetail Properties Real Estate, LLC, 318.348.0675 | Auctioneer: O.W. "Dusty" Taylor, License # LA-0836



625 AC± | 7 TRACTS | WEST CARROLL PAR., LA

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/22/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: THOMAS JASON LINGO COMMUNITY CENTER
10284 HWY 17 S, OAK GROVE, LA 71263



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

COREY TAYLOR, AGENT: 318.267.4555 | corey.taylor@whitetailproperties.com

CLINT WOOD, AGENT: 318.348.0675 | clint.wood@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (BROK.0995686674-CORP) | Ranch & Farm Auctions, LLC, LA license AB-527 | Todd Edwards, Louisiana Broker, License # BROK.995717127-ASA | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Corey Taylor, Louisiana Land Specialist for Whitetail Properties Real Estate, LLC, 318.267.4555 | Clint Wood, Louisiana Land Specialist for Whitetail Properties Real Estate, LLC, 318.348.0675 | Auctioneer: QW, "Dusty" Taylor, License # LA-0836