



Farm, Hunting on 597 acres

597 +/- Acres | Richland Parish, LA | \$3,250,000



ADDRESS

0 Hwy 135
Mangham, LA 71259

LOCATION

From the Four Forks intersection west of Mangham, LA, proceed south on Highway 135 app. 7 miles to Goldmine Farm. The property is on the east side of 135 from Goldmine. Ends at Bridge across Big Creek.

PROPERTY SUMMARY

PRICE REDUCED!!!

Farm sales are hard to come by but here is one in a very desirable area across the road from the famous Goldmine Plantation in Richland Parish, LA.

517 acres currently leased for 2024 crop year. Call for details. 6 wells; 4 submersible, 2 turbines provide plenty of water on 293 acres. 224 acres are unirrigated. 120 ac additional ac could be irrigated from Big Creek by pump.

Soils include Dexter, Gilbert and Hebert silt loam and Forestdale silty clay loam with other soils in very small percentages. There is a negligible amount of Perry clay. The tract has a cotton base of 411 acres with a 1308 lb yield and 98.58 acres "unassigned generic base."

The remaining 80 acres could be fenced for pasture or might qualify for CRP. Situated along Big Creek, there should be ducks also. At least one field could be

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