

SOLD



Sundown Plantation

1,176 +/- Acres | Tensas Parish, LA



ADDRESS

924 Hwy 3252 Saint Joseph, La
71366
Saint Joseph, LA 71366

LOCATION

From Hwy 65 South, just west of St. Joseph, turn west on Hwy 568. Travel approximately 1.8 miles and take a slight right turn onto La Hwy 892. Travel approximately 5.2 miles and turn left onto Sundown Rd, which is La Hwy 3252. Travel approximately 2.9 miles, and Hwy 3252 will turn west/ri

PROPERTY SUMMARY

The fertile and historic Sundown Plantation can be yours if you move quickly! The recent variable rate application of over \$400,000 in lime and potash and four center pivots will help safeguard the consistently high yields. Multiple years of production data can be shown to serious buyers to illustrate the impressive yields this farm generates. The massive 140 ft x 120 ft shop has a reinforced concrete floor with 6,000 sq ft of its center fully enclosed and insulated. There are three other sheds offering additional storage, an 8,000-gallon double-walled fuel tank with a fueling pad, and even a 36 ft x 38 ft wash rack with a center drain and enclosed steam cleaner! Paved frontage on three sides with good interior roads makes getting around on this nearly 2 square miles of pristine farmland a breeze. This area is known for its abundance of waterfowl and trophy whitetails, and with Sundown Mounds and Little Choctaw Bayou as its eastern border, treasure hunters might find other trophies!

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