

SOLD



208 acres Irrigated Farm With Duck Hunting

208 +/- Acres | Concordia Parish, LA



ADDRESS

000 Hwy 129
Monterey, LA 71354

LOCATION

From the Bayou Cocodrie Bridge on Hwy 129 north of Monterey, LA, go north on 129 app. 1/4 mile to Farm Rd. on right.

Property is East of Hwy 129.

PROPERTY SUMMARY

Excellent rice and or soybean farm with duck hunting. The farm is irrigated from a pump on Bayou Cocodrie that pumps water into Buck Bayou on the property. Purchase includes this pump and a servitude easement on a neighbor's property to allow irrigation on the farmland. There is another pump on the property at Buck Bayou as well as underground pipe with risers allowing for flood irrigation of the farmland. There is a very good farmer on the property, leasing on a 25% share basis, year to year.

Duck hunting is from 4 pit blinds in the roads. Deer are plentiful on the adjoining property and venture out into this farmland.

There is a possibility of developing a 17-acre tract across the highway from Horseshoe Lake close to where Bayou Cocodrie empties into the Lake. There is a marina there.

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