

NEW



## Winnsboro Farm & Deer

505 +/- Acres | Franklin Parish, LA | \$3,181,500



### ADDRESS

7937 HWY 17  
Winnsboro, LA 71295

### LOCATION

From Winnsboro, LA head east on HWY 4 for 1.72 miles. Turn left onto HWY 17. The property will be on the left and right about 2.41 miles.

### PROPERTY SUMMARY

This farm is set up right, with proven success. Tillable acreage is 485.76 acres. Total is 505 acres. This farm has 4 turbine wells and 3 electric wells for irrigation. Approximately 35% of the farm has been precision leveled with a tenth and a half fall. The rest has been land formed with furrow irrigation. Excellent soil types include Gilbert-Egypt complex, Loring-Calhoun complex, and Calhoun silt loam. Recent crops have been corn and soybeans. There is an open equipment barn on the property. A very productive farmer has been secured for 2025 paying \$215/acre rent. There are plenty of deer tracks scattered across the property on both sides of HWY 17. So, open field deer hunting will be good. This farm is great for an investor and perfect for a local farmer.

[nationalland.com/listing/winnsboro-farm-deer](https://nationalland.com/listing/winnsboro-farm-deer)



**National Land Realty**  
18648 Hwy 18  
Raymond, MS 39154  
[NationalLand.com](https://NationalLand.com)

**Jimmy Riley**  
Office: 601-707-6394  
Cell: 601-431-2002  
Fax: 864-331-1610  
[Jriley@nationalland.com](mailto:Jriley@nationalland.com)

**Greg Clearman**  
Office: 601-895-1956  
Cell: 601-408-0019  
Fax: 601-878-5424  
[Gclearman@NationalLand.com](mailto:Gclearman@NationalLand.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed. National Land Realty assumes no liability for error, omissions or investment results.