

NEW

NATIONAL LAND REALTY®

Franklin Farm & Deer

328 +/- Acres | Franklin Parish, LA | \$2,066,400



ADDRESS

524 Deer Creek Rd.
Winnsboro, LA 71295

LOCATION

From Winnsboro, LA head east on HWY 4 for 1.72 miles. Go left onto HWY 17 for 5.55 miles. Turn left onto Deer Creek Rd. The property is on the left in 0.9 miles.

PROPERTY SUMMARY

Another gem of a farm! Located northeast of Winnsboro, LA in Franklin Parish. Having 328+/- total acres. Approximately 106.39 acres are land formed with furrow irrigation. Approximately 197.61 acres are precision levelled with a tenth and half fall. And 24 acres are enrolled in a Conservation Reserve Program ending in 2035 and yielding \$2,000.00/year income. A very successful farmer has been secured for 2025 paying a rent of \$215/acre. The property has one turbine irrigation well and 4 electric wells. The soil types are Calloway Silt Loam, Loring Silt Loam 1 to 3 percent slopes, Calhoun Silt Loam, and Calhoun-Calloway complex. This property is great for the investor and the local farmer. It is also a good spot for a box stand with a vein of hardwoods running through the middle of the farm.

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