

# Land for Sale



**January - March 2016**

**Louisiana Arkansas Mississippi Oklahoma Kansas**

**Jerry Brown, Broker Rayville, Louisiana 71269 [www.brownrealtyco.com](http://www.brownrealtyco.com) Office 318.728.9544 Fax 318.728.9547**

# Hunting Land For Sale



## Allen Parish, Louisiana

**1217 acres** Excellent timber and hunting investment with development potential located just north of Kinder. The acreage is comprised of eleven tracts with some having frontage on the Calcasieu River as well as road frontage. Timber types consist of clear-cut pine plantations, natural mature pine and bottomland hardwood. A total of 16 tracts that vary in size from 59 acre to 301 acres and may be bought separately subject to price per tract based on timber value, location etc.

Listing Agent - Richard Lemoine

\$1984.00 per acre



## Allen Parish, Louisiana

**456 acres** Nice timber investment and hunting tract. Convenient to Kinder, LA. 201 acres of approximately 20 year old pine plantation, thinned once and ready for another thinning in 1-2 years. 18 acres natural mature pine. Approximately 237 acres of hardwood stand that adjoins a large grain farm. Decent deer hunting with good access.

Listing Agent - Richard Lemoine

\$1984.00 per acre



## Avoyelles Parish, Louisiana

**2 SHARES of 7775 acres** In the midst of some of the finest hunting in one of Louisiana's premier deer and duck hunting parishes lies Grand Lake Rod and Gun Club. Offered for sale are 2 shares of 118, which includes a fabulous, tastefully decorated, elevated 3 Br, 3 1/2 bath camp and a large shed covering all the equipment anyone would need. Also under the shed are 2 45' shipping containers for securely storing smaller items. The tract is very secure, being behind locked gates and with full time range riders present. The hunting is phenomenal, with deer, duck, turkey, hog, alligator, loggerhead turtle in the woods and Grand Lake. Each share allows 2 bucks and 2 does to be shot. Rules and Regulations available. If 2 does are bow kills, 2 extra deer are allowed. Bucks restricted to 15" inside spread or 20" beams minimum, or 200lbs or 4.5 years old. The sac-a-lait, bream and bass fishing in the Lake and catfishing in the Red River make this a year round location.

Listing Agent - Jim Rolfe & Richard Lemoine

\$550,000.00



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281-7911

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### Catahoula Parish, Louisiana

**70 acres** Small timber and hunting tract located in Catahoula Parish, near the Aimwell community. Tract comes with pine timber and mixed hardwoods, has access and utilities. Located off the main roads and would make a great small hunting tract for a family or small private group. Adjoins private and company timber lands. **RECENT SURVEY INCLUDED!!!**

Listing Agent - Mike Cater

\$2250.00 per acre



### Catahoula Parish, Louisiana

**738 acres REDUCED!!** Extremely nice deer and duck hunting tract with something to do year round. This tract is a paradise with frontage on gorgeous Bushley Bayou. The beautiful 4 br, 3ba camp sleeps 16 people in a pinch, not counting sofas. Very well appointed and built by a noted developer. The numerous ponds have been stocked and can be kept full with the use of a large well and irrigation risers. A very good road system, some of which is all weather, provides access throughout the tract. Deer and ducks abound. Catahoula parish has a history of producing exceptional bucks and Sandy Lake NWR is a rifle shot away. A large shed and building, a horse barn and office provide extra storage or protected room for campers. **OWNER MOTIVATED!!**

Listing Agent - Richard Lemoine

\$3075.00 per acre

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### Catahoula Parish, Louisiana

**272 acres REDUCED!!!** This is a very good timber investment property. The timber stand is very good pine with hardwood bottoms. Timber could be thinned very soon. Deer, turkey, and small game hunting is very good in this area. Property consists of rolling hills, but not too steep like many of the hills around Harrisonburg, LA. Don't miss out on this opportunity.

Listing Agent - Mike Watson

\$2600.00 per acre



### Concordia Parish, Louisiana

**303 acres SALE PENDING!** Located near the Mississippi River in lower Concordia Parish, this beautiful tract provides opportunities and amenities to suit private or corporate hunting activities. It starts with a beautiful main lodge with wrap around porches, over-looking the lands and stocked fishing ponds. There is also a secondary lodge for additional guest. The tract has three duck blinds and the high fence area contains a very nice whitetail deer herd. If high fence is not your desire, remove the herd and take advantage of the areas native whitetails that are very impressive. The site adjoins CRP and is located west of Glasscock Hunting Club. A portion is open lands that could be devoted to some grazing, or back to timber to enhance the hunting acres.

Listing Agent - Mike Cater

Undisclosed



## Brian D. Wade

Vice President  
Commercial/Agricultural Relationship Manager

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### Franklin Parish, Louisiana

**120 acres** Owner working with police jury to correct the ditch drainage problem. Also working on deer food plots. Excellent camp or house spot goes with woods. Owner wants offers!!

Listing Agent - Dan Warner

\$1850.00 per acre



### Franklin Parish, Louisiana

**100 acres REDUCED!!!** Good hunting tract located convenient to Winnsboro with CRP income through 2020. Good access on Wise Rd. Lots of wildlife along Goose Creek. This tract is reasonably priced and will provide return on investment.

Listing Agent - Jerry Brown

\$2150.00 per acre



### Franklin Parish, Louisiana

**30 acres SOLD!!!** Great Hunting tract plus camp, pond- All utilities in place w/ satellite. 5 acres surveyed for residence - Pad already in order. Hunting deer, squirrels and turkey. Nice isolated spot.

Listing Agent - Dan Warner

Undisclosed



### Franklin Parish, Louisiana

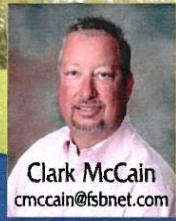
**NEW 75 acres** This tract is a mixture of mature hardwoods and natural hardwood regeneration that makes excellent deer habitat. The property is surrounded by farmland and more deer habitat with ample travel corridors. No deer were taken from the property last year to allow them to grow. This property is ideal for 1-2 hunters and tracts this size don't come around often! This property isn't enrolled in CRP or WRP and can be managed to suit your needs!

Listing Agent - Jerry Brown

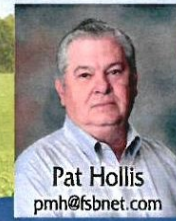
\$2600.00 per acre

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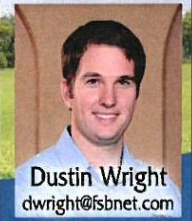
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**NEW**

## Franklin Parish, Louisiana

**116 acres** This is a great hunting tract with lots of deer. 30 acres can be sold separate.

**Listing Agent - Dan Warner**

**\$4017.00 per acre**



## Franklin Parish, Louisiana

**109.05 acres** This is a very nice small duck hunting property. There are also deer and small game on the tract. Part of the tract is very young WRP, and the rest is timber and cutover timber, with a branch of Turkey Creek flowing through the property. This tract is priced to sell and owner is motivated

**Listing Agent - Mike Watson**

**\$1795.00 per acre**



**NEW**

## Grant-Rapides Parish, Louisiana

**2881 acres** Found in Grant/ Rapides parish outside of Boyce LA and on the banks of the Red River lies this prime time hunting tract accessible by the Red River Levee itself. This tract has had multiple great bucks harvested from it ranging from 130 to 160 inches. After being very heavily managed for several years the deer here are outstanding and keep quite close to the property without any high fences. As the current leaseholders, my family and I know firsthand what a catch this property truly is. If you get tired of deer, there are multiple timber holes that on most good years house quite a few ducks. Whatever you want you can find it on this tract, deer, duck, rabbit, and squirrel. Campsites are available with each tract these will be sold on a first come first serve basis. This 2881 acre piece can be broken up; there are five available pieces separately, as shown on the map in the pictures. Property is behind locked gate and showings are made by appointment only with listing agent.

**Listing Agent - Zach Hebert or Grant Hebert**

**\$2450.00 per acre**



**NEW**

## Madison Parish, Louisiana

**952 acres** This is a top notch deer hunting tract. Perfectly located in Western Madison parish. The property borders Tensas NWR and Big Lake WMA on three sides. This includes a 4600 Sq Ft camp with 8 bedrooms and 5 baths. A 4000 sq ft deer processing facility and cooler make it simple and easy to clean your game. All deer stands and blinds go with property. Another feature of the campground is the 2400 sq ft semi open gathering place and 1800 sq ft porch. The facility overlooks the 30 acres fishing lake, stocked with bass, white perch and bream. A beautiful setting any time of day. The tract is enrolled in the WRP program and is home to a fantastic deer herd, along with turkeys, hogs and some duck hunting. Don't miss out on this gem.

**Listing Agent - Mike Watson**

**\$3411.00 per acre**



**Ouachita Parish, Louisiana**

**40 acres** This property as a hunting tract and/ or a home site. It is part pine re-growth about 14 years old which provides thick cover for whitetail deer. The other part is hardwood timber which provides excellent squirrel hunting. This property has a pond and creek that runs through one corner. A fixer upper camp is already onsite. Electricity is run back to home site already and rural water is available. Great spot for a father and son to get away. Would make a great house site as well.

**Listing Agent - Woodard Mott**

**\$4200.00 per acre**



**Richland Parish, Louisiana**

**200 acres REDUCED!!** Good deer hunting tract with some duck and small game. There is a one acre campsite cleared with a double shed for two RV's, electricity, water well, septic system, are all included. The property has 140 acres in a mitigation bank, forty acres has two years left on a servitude. Ten acres are completely clear. Excellent get a way tract located on the Richland West Carroll Parish line.

**Listing Agent - Mike Watson**

**\$1995.00 per acre**



**NEW**

**Richland Parish, Louisiana**

**2236 acres** South Point in Richland Parish is being offered for sale. That's right one of the most diverse recreational properties in our part of the state. A hunting and fishing paradise with seven miles of frontage on Big Creek, 1.6 miles of frontage on Boeuf River, 1 mile on Muddy Bayou and frontage on Hewitt Lake. That's almost 10 miles of total waterfront! Hunt whitetail deer, waterfowl, hogs and small game. Fish for bream, bass, crappie and catfish! The property is ready to use with no expense spared. There is an 1800+/- sq ft camp in place with a walk in cooler, atv shed, skinning shed and hunting room. Also included are 12 duck blinds, 10 double ladder stands, multiple bow stands and 15 1500lb feeders. There are also numerous food plots and two stocked fishing lakes. 2175 acres are enrolled in WRP insuring the wildlife habitat will be protected permanently. Highly improved interior road system with electric gated entrance. Every part of this property has been immaculately managed and maintained for deer and ducks and is truly reflective of those efforts. Whether you are looking for a corporate retreat or hunting lodge or your own private place this tract can fulfill your desires. For your private showing contact a Brown Realty Co Agent today.

**Listing Agent - Brad Brown**

**\$4250.00 per acre**



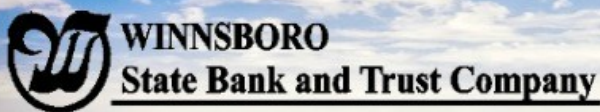
**NEW**

**Richland Parish, Louisiana**

**66 acres** This is a hardwood timber tract that will offer good hunting and fishing. There is a pond on this property has good white perch and bass fishing. This property is about 3/4 mile from Russell Sage. The access is off I20. There is about 55 acres of hardwood timber on this tract.

**Listing Agent - Brad Brown**

**\$2652.00 per acre**



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#### Richland Parish, Louisiana

**310 acres** Little Creek Whitetails high fence deer hunting in Richland Parish, LA. It is a great package that offers the buyer opportunities to take trophy whitetails year after year. The tract was stocked with 30 bred does with high end blood lines and 3 breeder bucks with superior genetics in January of 2013. All these can be verified upon request. The does have had three fawn crops meaning 2 ½ year old bucks can be harvested now and 3 ½ year old bucks in the fall of 2016. The habitat is excellent consisting of CRP, Oats, Alfalfa, Clover and tons of browse. Property contains two submersible irrigation wells for fresh water and irrigation, plus three 2000 lb gravity flow feeders. Tract is accessible by state highway and dead end gravel road. All fencing on this tract is galvanized and top notch with good neighbors. Good high ground with productive soils with multiple sites for your cabin. CRP income is just shy of \$18,000.00 annually through 2021. Deer herd is estimated to be 100 now. A must see and the price is right!!

**Listing Agent - Brad Brown**

**\$4355.00 per acre**



**NEW**

#### Richland Parish, Louisiana

**369 acres** This is a nice hunting tract with great access off of Hwy 135. This tract is located about 30 minutes from Monroe, LA. This tract comes with several nice box stands and food established food plots already in place. There is a small camp that needs to be finished on the inside, but there is water, sewer and electricity already in place. There are several shallow water areas on this tract that will offer duck hunting. There are two water well casing on this place that you could put a turbine gear drive in and be able to flood the shallow water areas yourself. This is the perfect place for a family or several guys that are looking for a nice hunting tract.

**Listing Agent - Brad Brown**

**\$2800.00 per acre**

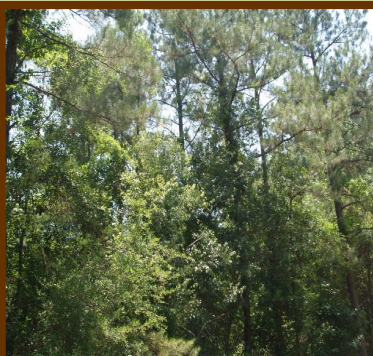


#### St. Tammany Parish, Louisiana

**1435 acres** Recreational property with deer and duck hunting as well as lots of really good fishing. The tract is locally known as Holden Island and Cooper's Island and is located convenient to Baton Rouge and New Orleans. There is over six miles of frontage on the Bogue Chitto River which is well known for canoeing and rafting. There is tremendous recreational opportunity on this tract and it will be protected by a perpetual conservation easement. A small portion of the tract has been under brushed to give a potential buyer a view of possibilities.

**Listing Agent - Mike Watson**

**\$557.49 per acre**



#### St. Tammany Parish, Louisiana

**76.78 acres** Great recreational property with heavy timber of pine and hardwood. This property offers excellent recreational opportunities of hunting and ATV riding. Located in an easy drive to Covington and Slidell, LA.

**Listing Agent - Jim Rolfe**

**\$2000.00 per acre**



**E. Eugene Hastings**  
Attorney  
ghastings@bayoutitle.net

**Travis Oliver IV**  
Attorney  
toliver@bayoutitle.net

**318.325.8800**

**401 Walnut Street Monroe, LA 71201**



### St. Tammany Parish, Louisiana

**799 acres** This tract consists of cypress swamp and marsh and lies very close to the mouth of the Tchefuncte River and close to the north shore of Lake Pontchartrain. This tract offers duck and small game hunting, along with fishing. Only a short drive from New Orleans and only a couple of miles from Madisonville, LA. This tract will have a Conservation Easement on it. The easement is not in effect yet and a buyer would have an opportunity to have input into some of the language in the easement document. Access is by boat, and also off of Hwy 22. The tract is very reasonably priced. Don't miss out on this.

**Listing Agent - Mike Watson**

**\$632.00 per acre**



### Tensas Parish, Louisiana

**15 acres** This is truly one of the last pristine pieces of property for sale on Lake Bruin. Property comes with 994' of lake frontage and is enough acreage located on this peninsula that one could have horses or any other livestock. Come take a look at the breathe taking view of Lake Bruin from this lot and you will love it .

**Listing Agent - Tracey Weems**

**\$497,000.00**



**NEW**

### Tensas Parish, Louisiana

**8000 Acre Share** Winter Quarters Hunting Club! A name that is synonymous with paradise. Absolutely one of the finest river clubs on the Mississippi. You can own a share (1/28) of approximately 8000 acres that lays between Yucatan and Lake Bruin providing some of the best hunting and fishing in the south. It's truly a year round club where you and your family can hunt deer, squirrel, turkey, and ducks. The property boast some of the best Bream, Crappie and Bass fishing from interior lakes like Lake Lakanardia, Old River Lake, Disharoon Lake and the Blue Hole. Lots of easy culvert fishing when the river is receding as well. A full time caretaker makes sure that all the food plots are planted along with road maintenance and all the other things associated with owning a hunting tract. Bring your weapon of choice or your fishing rig and start enjoying the great outdoors today! Camp house available for lease. Shown by appointment only!

**Listing Agent - Jerry Brown**

**\$1,050,000.00 per share**



**NEW**

### Tensas Parish, Louisiana

**285 acres** Truly a turnkey hunting jewel. As someone said, just bring your gun and something to cook critters. This WRP has 2 nice houses and a large metal shed for storage, there are 4 food plots app 2 acres each, with Antler shed stands and large feeders; 5 portable duck blinds to place on 5 SWAs totaling 54 acres of great duck habitat. Water is always assured by the 10" well with underground pipe. Public water and electricity, propane and septic system. Tensas Parish is one of THE best deer destinations in Louisiana and this area is among the best. Mallards are common in this area between Tensas River, Horsehoe Lake and Little Choctaw Bayou. Priced right for all the extras included. Come see a great place!!!

**Listing Agent -Richard Lemoine**

**\$2978.00 per acre**



Steve North  
Charles Herold  
*Closing Attorneys*



north@hpblaw.com  
cherold@hpblaw.com  
*Real Estate Closings & Title Insurance*

## Hudson Lane Title Company, LLC

1800 Hudson Lane, Suite 300 | Monroe, Louisiana 71201 | (318) 388-4400 | www.hpblaw.com



**NEW**

### Tensas Parish, Louisiana

**1538 acres** This tract offers some of the best deer hunting in Tensas Parish. The property consists of really nice hardwoods. Duck hunting is a plus also. There are several areas of held water scattered all across the property. There is a conservation easement in place. A large amount of timber may be harvested in 2019. A ten acre campsite can be placed for every 500 acres. This tract is priced to sell and has great access off a parish gravel road. Located within a mile of extremely popular buckhorn WMA.

Listing Agent - Mike Watson

**\$3200.00 per acre**



### Union Parish, Louisiana

**120 acres** Hurricane Retreat - Home - Camp - This 120 acres is located in Union Parish, LA near the town of Point, LA. It comes with a very nice home, mostly furnished, and tractor and storage shed. The property has 85 acres of 10 year old planted pine along with a nice new pond that was completed last year. There is a nice road system in place as well as set up for deer hunting with approximately 7 nice deer stands in right of ways and food plots. Call for more details.

Listing Agent - Jim Rolfe

**\$4500.00 per acre**



### West Carroll Parish, Louisiana

**145 acres** This is a nice hunting tract that would be perfect for a couple of people. This tract has a little over \$20,000.00 in timber value and has \$4,029/year CRP income until 2020. This tract is located in an area where they are starting to kill really nice bucks. The access to tract is via black top road. This piece is priced to sell.

Listing Agent - Brad Brown

**\$1758.62 per acre**



### Chicot County, Arkansas

**1350 acres** Great Arkansas hunting tract located in Chicot County. This place has it all: deer, duck, turkey, and great fishing. Food plots are already established with 10 box stands and multiple feeders. This tract is located just west of the old Greenville Mississippi River Bridge. This tract offers great hunting as well as convenience to some of the finest dining in the Delta. Doe's Eat Place is only 15 minutes away and the Cowpen is only 5. Harlow's Casino is just across the bridge. This tract comes equipped with a two-bedroom lodge that could easily be added onto if needed. The foundation is so stout that barges could tie off to the structure and never damage the lodge. The inner roads are in excellent shape and ready to hunt. **Shown by appointment only.**

Listing Agent - Jerry Brown

**\$3944.00 per acre**

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### Johnson County, Arkansas

**1005 acres** Ozark Mountain retreat. This is a beautiful tract in north Arkansas with abundant wildlife, timber, pasture land & clear running streams. Phenomenal deer and turkey hunting in an absolute wildlife paradise. It comes complete with a nice 1382 Sq Ft home behind locked gates with an awesome view. It also has numerous access points on several roads with electric and rural water systems in place in multiple areas. It has many beautiful sites that would be ideal locations for homes with a view.

Listing Agent - Jim Rolfe

\$2295.00 per acre



### Barber County, Kansas

**730 acres** Hunt monster whitetails along Mulberry Creek just east of Sun City, Kansas. Mulberry Creek has good water and is THE travel corridor that connects thousands of acres of grasslands with scattered draws and canyons to the coveted Medicine River. There are untold numbers of whitetail bucks that travel this corridor during the rut. Mulberry Creek runs into the Medicine River just off the property and herds of deer come from the hardwood river bottom daily to feed on grains and alfalfa planted on this tract. The property is made up of approximately 108 acres of wooded area and 200 acres of tillable ground with the remainder in native grasses and scattered plum thickets. The entire tract is fenced, has an enclosed barn, utilities and income from farming and ranching. This is as good a package you'll find anywhere!

Listing Agent - Brad Brown

\$1625.00 per acre

## Stephens Irrigation & Drainage, LLC

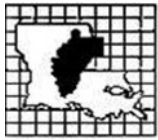
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**NEW****Barber County, Kansas**

**430 acres** Set up for food plots, with deer stands & blinds in place, lots of deer cover. Shooting lanes from blinds & stands to feeders. 2 2000lb steel feeders, 2 1000lb plastic feeders, 2 potbelly blinds, 1 reg blind all secured with augers & cables. Some new fence s line and e line.

Listing Agent –Cliff and Gayla Mckinney

\$1700.00 per acre

**Bourbon County, Kansas**

**317 acres SOLD!!** They call this tract Turkey Mountain for a reason. It is a fine tract with CRP cover and Timber. It is in one of the largest blocks of woods in the area that is holding power for turkey and trophy deer. The heads are on the wall to prove that this has been a spectacular hunting place. It also has good access from Fern Road and does not border any other public roads. A must see!!!

Listing Agent - Jim Rolfe

Undisclosed

**Comanche County, Kansas**

**290 acres** This tract has great things to offer. It has 2 box stands in place with food plots as well as a nice CRP payment of \$2023.00 per year for approximately 7 more years. There is great cover in the bottoms with big trees to bow hunt as well as thick cover for bedding. The west side is bordered by the golf course and coldwater lake property that is not hunted, including the 200 acre lake. There have been many trophy deer killed on this 290 acres. Call for details.

Listing Agent - Jim Rolfe

\$2000.00 per acre

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**Brandon Stephenson, Owner**

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### Harper County, Kansas

**320 acres** This tract is located in Harper County and a short distance from the Barber County line. All are in unit 16 one of the best deer units in the state of Kansas. It is turnkey and ready to hunt with the stands and feeders in place. There are Motels, restaurants, Hospitals and convenience stores in Kiowa only 15 minutes away. All pictures were taken Jan 2015 after the 2014 hunting season. These nice bucks should be in the area and hopefully bigger with all the rain this year.

Listing Agent –Jim Rolfe

\$2175.00 per acre



### Kingman County, Kansas

**360 acres REDUCED!!** Attention Farmers, Hunters, and Mineral Investors. You have a rare chance in today's market in South Central Kansas to get all three of these orders filled. Trophy whitetails, turkey, quail, and pheasant are on this property. You have grazing land as well as good farmland. The minerals are leased for oil and gas exploration as well as wind leases are in place. Call for details, mineral and wind leases are in our files.

Listing Agent - Jim Rolfe

\$1950.00 per acre



### Claiborne County, Mississippi

**3814 acres (5 SHARES OF 15 TOTAL)** Each share represents 1/15 ownership. If you want to have a quality hunting place on the Mississippi River you need to take a look at this one. You can access it by land up to 36' Vicksburg level. This is definitely one of the best properties I have been on. Lots of opportunity to develop duck hunting and private fishing areas. The deer numbers are off the charts there are so many. The property joins Big Rack Hunting Club to the North and Winter Quarters to the South. Give us a call if you want to take a look!

Listing Agent - Jim Rolfe

\$1,000,000.00 per share



### Hancock County, Mississippi

**368 acres** This 368 acre tract has many uses. It is growing future income with approximately 1/2 of the place in pine plantation from 8 to 13 years old. It also has some hunting potential along with development potential. The tract has good access on both North and South ends. The south 1/2 of the tract can have no building done on it because it is in the zone of the Nasa Space on building zone. Call for details.

Listing Agent - Jim Rolfe

\$3000.00 per acre



**Ronnie Parker**  
rparker@firstsouthland.com

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### Jefferson County, Mississippi

**566 acres** This is a beautiful timber tract with mixed hardwood and pine, 42 ac +/- of 3 year old planted pine and 60 ac +/- mixed pine and hardwood ready for thinning. New box deer stands and feeders in place with food plots ready to be planted. Comes with camp, rural water, electricity, all behind locked gate and an excellent interior road system. Truly a turnkey recreational tract with potential income from timber, not to mention all the trophy deer and turkey. Come take a look.

**Listing Agent - Tracey Weems**

**\$2960.00 per acre**



**NEW**

### Warren County, Mississippi

**722 acres** This is one of the last bottomland hardwood tracts left in the Delta. The timber has been thinned to improve wildlife habitat and timber growth thereby enhancing habitat for big whitetails, hogs, turkeys and small game. Enjoy hunting ducks in the flooded timber as well as fishing. The property adjoins fabulous habitat consisting of CRP, farmland and another 26,000 acres of mature hardwood that is also abundant with wildlife. Long term income is available thru managed timber sales from an excellent stand of oak, pecan, cypress and hackberry. Utilities are available on the available on the property for campsite. This tract has frontage on Yazoo River

**Listing Agent - Brad Brown**

**\$3000.00 per acre**



### Wilkinson County, Mississippi

**8500 acres SHARE SALE PENDING!!!** Becks Bay has one share for sale in one of the most popular hunting areas in the state of Mississippi. It's just about a 50/50 combination of beautiful hills and bottomland off the Homochitto River and Buffalo River. There is more wildlife than you can imagine consisting of whitetail deer, Russian boar, squirrels, turkeys and a multitude of waterfowl. The duck hunting in the timbered bottoms is as good as you will find and the big game hunting is also really good. Fishing is fantastic in the managed ponds as well as in the natural creeks and tributaries. The share available is one of thirty that entitles one to use of a magnificent lodge with private sleeping quarters, separate guest rooms, kitchen and dining with part time staff, outside enclosed personal storage, a full time caretaker, kennels, shooting range and much more. The property has been well managed for timber and currently has an excellent stand of hardwood and pine. The club is set up family friendly with limits that enable the shareholder and his guest to enjoy the entire 8500 acres. This share is very reasonably priced and won't be on the market long. Purchase of this share requires unanimous approval from the 30 existing shareholders.

**Listing Agent - Tracey Weems**

**Undisclosed**



### McCulloch County, Texas

**398.66 acres SOLD!!!** Fine tune your sniper skills with long shots at deer, hogs or varmints. The log cabin is a jewel with beautiful cedar boards for walls and ceilings. The long front porch and stone fire ring are comfortable areas to view gorgeous vistas of the best of the Hill Country. The place is turnkey, including an 856 Farmall tractor and drill, disk, chisel plow and 5 ton grain cart to fill the 4-450lb and 3-2000 lb feeders located on and around 4 box stands on two 10 acre and two 1.5 acre food plots. There is even a shooting bench in one of the bedrooms to shoot from. Come to the Heart of Texas Hill Country and get in touch with your inner predator with shots out to near 1000 yards. Offered with Carell Freman, Texas Broker. Come See!

**Listing Agent - Richard Lemoine**

**Undisclosed**



**Edward & Brooks Greer  
Owners**

## Greer Farms, Inc.

**Edward Greer & Brooks Greer, Owners**

**84 River Bend Loop  
Rayville, Louisiana 71269  
Phone: 318.728.3235 • Cell: 318.366.8165**

***We are confident we can meet your dirt work needs, with 25 years of experience in precision land leveling and cut sheet surveys. List of satisfied customers upon request.***

# Farmland For Sale

**NEW**

## East Carroll Parish, Louisiana

**123 acres** Seller requests signing a 10 year contract for hunting and farming for cash rent. Lease back \$225/ac farm and hunt

Listing Agent - Jason Sharbono

\$4700.00 per acre



## Evangeline Parish, Louisiana

**1418 acres** This is a great rice and bean farm located in Evangeline Parish right outside of Ville Platte, LA. This farm will grow rice, beans, grain sorghum and crawfish. This farm has great access and lots of water. Water on this farm comes from either wells or Millers Lake or a combination of both. This farm has been managed by the Ardoin Family for 60 plus years. With the farm income, crawfish income and the possible duck hunting revenue this farm will pay a good return. Farms of this caliber rarely come along in this part.

Listing Agent - Grant Hebert / Zach Hebert / Brad Brown

\$3450.00 per acre

**NEW**

## Franklin Parish, Louisiana

**37.81 acres** Great small irrigated farm convenient location approx 1 mile south of Winnsboro, LA good soils

Listing Agent - Dan Warner

\$4500.00 per acre

**NEW**

## Franklin Parish, Louisiana

**242 acres** Farmland with a double wide mobile home, barn and fencing in Winnsboro, LA. Call Agent for details.

Listing Agent - Dan Warner

\$3148.00 per acre

**NEW****Franklin Parish, Louisiana**

**562 acres** This is a very diverse piece of property. There are 50 acres of development property along Parker Lane, one hundred and four acres of pasture/possible farmland, 374 of WRP along with approximately 20 acres along a small creek that is unencumbered, and 10 acres out for a house or campsite along the WRP portion. The property has an 80' x 80' metal hay or equipment shed. A 16' x 80' mobile home, with an addition of a 400 sq ft family room. Also a patio and double carport. The mobile home is rented for \$550/month, or the lease could be cancelled at time of purchase. Deer and small game hunting are a plus on the WRP part.

**Listing Agent - Mike Watson****\$2224.00 per acre****NEW****Franklin Parish, Louisiana**

**41 acres** Restrictions and covenants apply, refer to listing agent. Farm income for 2015 was \$2000.00. Will divide into lots for greater per acre price.

**Listing Agent - Dan Warner****\$3878.00 per acre****Ouachita Parish, Louisiana**

**65 acres** This farm has a little over 1/2 mile of frontage on Prairie Road. This farm has good soils and is convenient to Monroe. This farm has 43 acres of cotton base at 1092 lbs. Sale is to take place no earlier than February 2, 2015. 65 acres +/- has been precision leveled and irrigation is to be completed. 2 irrigation wells have been placed on property. Land will be prepared for farming in spring 2015. Seller will clean up 30 acres to farm.

**Listing Agent - Dan Warner****\$4500.00 per acre****Rapides Parish, Louisiana**

**2019 acres REDUCED!!!** Nice dryland farm with good income and excellent recreation. The farm is located on the Red River near Alexandria, LA and offers great wing shooting as it attracts very high numbers of doves and ducks. The deer hunting has yielded several trophy whitetails scoring B & C in the 190's. The farmland lays well and could be converted to an irrigated farm with proper design and investment.

**Listing Agent - Jim Rolfe****\$3900.00 per acre****Richland Parish, Louisiana**

**79 acres** This tract is a great candidate to be further developed into excellent pasture land or a beautiful home site with acreage. The property is well drained and has some mature trees on the back development for row crop production, with 35 acres already to grade and a well in place

**Listing Agent - Richard Lemoine****\$2800.00 per acre**

**NEW****Richland Parish, Louisiana**

**75 acres** This is a nice small irrigated farm. This farm was precision leveled in the spring of 2015 and set up with one turbine well with two risers to water from the middle of the field. This farm produced 68 bushel beans the first year after being leveled. The farm is currently rented on 20% rent. Small farms of this caliber are hard to come by

Listing Agent - Brad Brown

**\$3933.00 per acre****Richland Parish, Louisiana**

**35 acres** Nice small tract that could be converted to productive cropland or remain in hay production with excellent dove hunting and modest deer hunting opportunities. This property has potential as a home site as well. Call today to schedule a showing.

Listing Agent - Richard Lemoine

**\$2800.00 per acre****NEW****Richland Parish, Louisiana**

**19 acres** Nice small tract minutes from Poverty point Reservoir State Park. Easy access of Hwy 854 with a small farm plot for a large food plot for deer. Hardwood forest provides cover and food for deer passing through. There are also a house and one acre for sale joining the tract. Come and see it!

Listing Agent - Richard Lemoine

**\$4000.00 per acre****Richland Parish, Louisiana**

**77.5 acres** This is a small farm that has been laying idle for the last 8 to 10 years. This tract has Hwy 183 and Hwy 134 front-age. This would make for a good home site or you could clean up the brush and put it back into crop production

Listing Agent - Brad Brown

**\$2500.00 per acre****NEW****Tensas Parish, Louisiana**

**98.5 acres** This is a nice small farm that is 50% leveled and irrigated. This tract is in a good farming area with good tenants. The soils are sharkey clay which is good for growing all crops. This tract is priced to sell.

Listing Agent - Brad Brown

**\$340,000.00****Mississippi County, Arkansas**

**623 acres** Farmland tracts with 95% tillable ground located near Dyess. The farm consist of four separate tracts in close proximity to each other all having good access. The farm is mostly irrigated, has four turbine wells and two submersible wells that provide plenty of irrigation water. Crop bases include 390.5 acres of various grains and 24.5 acres of cotton. The current rental arrangement is 25% share and West Memphis is only 40 miles.

Listing Agent - Mike Watson

**\$4700.00 per acre**

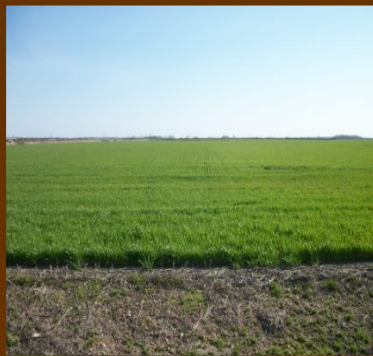


### Chicot County, Arkansas

**206 acres** This is a nice irrigated farm with a good tenant. This farm has frontage on Hwy 8 and is located in a good farming area and good hunting area. All of the farmland has been leveled for furrow irrigation and has two electric wells. This farm is leased on a 25% share rent. Duck hunting income could be a plus.

**Listing Agent - Brad Brown**

**\$4200.00 per acre**



### DeSoto County, Mississippi

**2157 acres** Excellent farm or development property off of Highway 61 just north of Tunica, MS. This tract is approximately 75% precision leveled, with leveling work continuing all of the time. There are 14 irrigation wells, 8 of them are brand new. This tract lies just north of the casinos at Tunica, MS. The tract lies just off of the Mississippi River Levee.

**Listing Agent - Mike Watson**

**\$6954.10 per acre**



### Holmes County, Mississippi

**683 acres REDUCED!!** This is a nice irrigated farm with good income. This farm has 375 +/- acres of leveled and irrigated land. There is a tailwater recovery system on this tract that optimizes water usage. There is 78 acres of CRP on this farm that pays 10,000 dollars per year till 2023. Duck hunting will be a great addition to the \$105,000 farm lease income that expires in 2017. This tract has access to Hwy 12 and Cooper Road.

**Listing Agent - Brad Brown**

**\$4000.00 per acre**



### Leflore County, Mississippi

**1067 acres** Prime farmland tract with a really nice duck hunting lodge located near Drew. The farm has 840 acres in cropland and is almost all irrigated. Water is supplied by six turbine wells and one submersible well. Crop bases include 143.3 acres wheat @ 30 bu, 59.9 acres sorghum @ 39 bu, 256.6 acres soybeans @ 20 bu and 385.2 acres rice @ 4244 lbs. The farm is known as Mallard Manor and comes with a completely furnished 10,000 square foot 18 bedroom hunting lodge that has a commercial kitchen, huge gathering area with stone fireplace, mudroom, lockers and more. Also has climate controlled dog kennels, a five stand sporting clay shooting range and equipment storage. This is a good irrigated farm and excellent duck hunting!!!

**Listing Agent - Mike Watson**

**\$7497.00 per acre**



### Madison County, Mississippi

**1342 acres** Nice row crop farm located just outside Flora, MS on Hwy 22. The farm is gently rolling and is made up of mostly Class II soils with good yield potential. The drainage is also good as well as the interior roads. There are 1168 tillable acres on the tract with 1039 acres of cotton base @ 884 lbs and is currently generating \$215,000.00 annual rent. The remaining 142 acres is wooded with cutover timber and is excellent deer hunting. The Nissan plant at Canton, MS is only 25 miles away. There is also the state of the art Providence Farm horse riding and training facility only a few miles away.

**Listing Agent - Brad Brown**

**\$4594.00 per acre**

### Yazoo County, Mississippi

**532 acres REDUCED!** Good irrigated farm located just north of Jonestown. The cropland has 442.9 acres of cotton base with a payment yield of 897 lbs. Irrigation improvements include two wells and a pivot system and the farm is currently cash rented for \$80,000.00 per year for three years. There are also hunting opportunities for deer and ducks.

**Listing Agent- Brad Brown**

**\$3760.00 per acre**

# Commercial and Residential Land for Sale

**NEW**

## Franklin Parish, Louisiana

**42 acres** Great location for commercial or industrial development. Located just south of Winnsboro on US 425 / LA15. Property has nearly 700ft frontage. Located between the Macon Ridge sweet potato research station and the LSU ag experiment station, property borders LSU experiment farm property. There's an additional 38 acres that may be purchased next to this property if buyer is in need of more property.

Listing Agent - Brian Mabry

\$1,500,000.00

**NEW**

## Franklin Parish, Louisiana

**24 acres** Property could be commercial use, residential, farm or pasture. Near Winnsboro, LA. Also near airport, some building height restrictions may apply, determined in curative work. Fairly leveled farmland or pasture. Could be easily developed for homesite, small farm or mobile home park. Utilities available(Possible city sewer adjacent to property)

Listing Agent - Dan Warner

\$5000.00 per acre

**NEW**

## Franklin Parish, Louisiana

**10.36 acres** Fast growing commercial area, near large chemical dealer and tractor dealership

Listing Agent - Dan Warner

\$777,000.00

## Franklin Parish, Louisiana

**63 acres** This is an excellent home sight. Would make a great small hunting tract. There is approximately 30 acres of pasture. Property is on parish gravel road about two miles off of Hwy 15/425 between Wisner and Gilbert, LA

Listing Agent - Mike Watson

\$2222.00 per acre

**NEW**

## Franklin Parish, Louisiana

**2 acres** Commercial property LA 15 US 425 @ Chase, LA Great area.

Listing Agent - Dan Warner

\$34,000.00



### Franklin Parish, Louisiana

**NEW**

**8 acres** Large Horse barn, stables, riding arena. Great location. Just in time for the brand new pavilion being built in Winnsboro, LA for riding events. Owner financing available.

Listing Agent - Dan Warner

**\$295,000.00**



### Franklin Parish, Louisiana

**5 acre Lots** Excellent house lots located near Crowville, LA. These lots are subject to residential restrictions on type of property built. Owner wants offers. May be sold as a whole.

Listing Agent - Dan Warner

**\$48,000.00 per lot**



### Franklin Parish, Louisiana

**46 acres** Excellent house spot with plenty of room for a horse or cow pasture. Even possibly some development for homes or trailers. The tract is on a parish black top road, easily accessible. Utilities are available and this is priced to sell.

Listing Agent - Mike Watson

**\$1795.00 per acre**



### Franklin Parish, Louisiana

**NEW**

**1.8 acres** Turnkey storm shelter business for sale with all the equipment and tools necessary to build and install storm shelters. The list includes welding machines, forklifts, trucks, trailers, generators, compressors and other tools. This business has immediate income and huge potential for the right buyer. Are you looking for a good business opportunity? This could be it. Call today for more information!!

Listing Agent - Tracey Weems

**\$559,680.00**



### Franklin Parish, Louisiana

**NEW**

**16.59 acres** Great location for industrial or light commercial, auto, tractor, chemical sales. Fast growing commercial corridor filling in quickly

Listing Agent - Dan Warner

**\$1,200,000.00**

**NEW****Franklin Parish, Louisiana****69.21 acres** Good Mature timber placed into WRP close to Winnsboro, LA

Listing Agent - Dan Warner

**\$2250.00 per acre****NEW****Franklin Parish, Louisiana****183.95 acres** This tract extends from LA 15/ US 425 to LA 865 south of Winnsboro, LA. Turkey Creek divides this property. Pipelines cross for long range shooting. This is a deer corridor along Turkey Creek. Close to Winnsboro, LA

Listing Agent - Dan Warner

**\$2250.00 per acre****Morehouse Parish, Louisiana****8 - 1 acre Lots** These are some very nice shaded and gentle slope lots to the water. Property is located on Lynn Winnon Rd that is a dead end road with very little traffic. Rural water and electricity are available on property. These lots offer some of the best fishing on the Bonne Idee. Come take a look. LOTS #5 & #7 ARE SOLD!!

Listing Agent - Tracey Weems

**\$25,000.00 per lot**
**BROWN RESIDENTIAL**  
 PROPERTIES, INC. 
**Heather Brown Stephenson - Broker**
 Office: 318.728.5780 Fax: 318.728.9547  
 2189 Hwy 425 Rayville, Louisiana 71269  
[www.brownresidentialproperties.com](http://www.brownresidentialproperties.com)
**Welcome Amanda Castillo!!**
 We are proud to announce that Amanda has joined  
 our team as a Real Estate Agent for Brown  
 Residential Properties.
**Morehouse Parish, Louisiana****1.25 acres REDUCED!** Nice small camp on Bayou Bonne Idee with extras including 85' walkway to boat house, large screened room and open deck for fishing in comfort. The 3 trailer spaces could be rented for a little extra income. The cabin is 1.4 miles from popular Horseshoe Lake, a very good fishing lake. Bayou Bonne Idee is also a nice setting to catch bass, catfish, white perch and bream. Convenient to Bastrop and Monroe, LA for shopping, dining and entertainment. If the camp isn't large enough, it can be moved and a larger one built on site. Come see a neat little setup on the water. Seller motivated!!

Listing Agent - Richard Lemoine

**\$75,995.00**



**Richland Parish, Louisiana**

**29 acres** This is a very nice house spot. There is thirteen acres of open land, now used for pasture. There is a very high ridge in the middle of the pasture providing an excellent place for any home. Nice area to graze horses or cattle. The sixteen acres of timber on the south side of Rayville, LA, needs to take a look at this tract

**Listing Agent - Mike Watson**

**\$3449.00 per acre**



**NEW**

**Richland Parish, Louisiana**

**36.92 acres REDUCED!!** 1 mile south of I-20 in the Dunn community with a 2 Br, 1 ba frame home. Nice metal roof, recently painted. Needs a little fixing up, but could be move-in ready soon. Tract consists of 15 acres hardwood timber with a scattering of pine and about 22 acres of grown up fields. There is a good deer herd in the area and small game, including doves and squirrel, should be easy to find. The house is near a compressor station that is fenced off. Good tract for a couple of guys wanting a camp or for a young family just getting started. Come take a look!

**Listing Agent - Richard Lemoine**

**\$3791.98 per acre**



**NEW**

**Richland Parish, Louisiana**

**Lake Lots** 5 beautiful lake lots on Poverty Pt Reservoir. Located within the confines of Poverty Pt Reservoir state park. These lots all share at least 100' of lake frontage. The fishing is great. In the spring, white perch are spawning and can be caught from the back yard. Homeowners Assn and lake commission rules apply.

**Listing Agent -Richard Lemoine**

**\$30,000.00 per lot**



**Richland Parish, Louisiana**

**5 acres** This 5 acre lot will make a great home spot with frontage Johnny Walker Rd., and nice hardwood timber on west side of property. Located in Mangham School District, and only minutes from Rayville, LA and I-20.

**Listing Agent - Tracey Weems**

**\$29,000.00**

# List your property with us!!!



**NEW**

**Richland Parish, Louisiana**

**.3 acres with House** Extremely nice 5 year old 3 bedroom, 2 bath home on Poverty Point Reservoir. Stained concrete floors, brick and stucco construction. Very roomy home with nice back porch and 2 car garage with storage. Finished room over the garage. Central heat and air coupled with solar panels keep this home efficiently heated and cooled with very low utility bills.

**Listing Agent -Richard Lemoine**

**\$295,000.00**



# BROWN LAND & FARM

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## MANAGEMENT, LLC

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FARMLAND • HUNTING LAND • TIMBERLAND

### LOCAL FARM MANAGER EARNS HIGHEST PROFESSIONAL STATUS

Denver, Colorado– July 29, 2015– William Davis with Brown Land & Farm Management LLC of Rayville, LA, has recently been awarded the Accredited Farm Manager (AFM) designation from the American Society of Farm Managers and Rural Appraisers (ASFMRA).

Davis's AFM designation demonstrate that he meet stringent education and experience requirements, has passed rigorous oral and written examinations, and maintains the highest standards of integrity, professionalism, competence, and ethics. He joins a select 36 percent of the ASFMRA membership who have received, and maintain through continuing education, the Accredited status.

“We are pleased with Davis’s commitment to professional excellence, and his dedication to providing superior farm management services,” stated Fred Hepler, AFM,AAC, the American Society’s national president from Oklahoma. “By receiving this designation, clients, associates and industry peers can easily recognize Davis’s personal investment in his career and dedication to maintaining an exceptional degree of knowledge and skill.”

Accredited Farm Managers are specifically educated and experienced in agricultural management and understand efficient production and profitable marketing by focusing on procedure, analysis, critical thinking and innovation. Farm Managers have specialized expertise in production, business, environmental issues, and government activities. In addition, an Accredited Farm Manager is directly connected to an international network of professionals and leaders in the industry.

The ASFMRA is the recognized leader as an organization for professionals who provide management, consultation and valuation services on agricultural and rural assets. Its focus is to create and maintain a professionally trained group of Accredited Farm Managers (AFM), Accredited Rural Appraisers (ARA), Real Property Appraisers (RPRA) and Accredited Agricultural Consultants (AAC), who are capable of providing expert guidance and assistance to people who own and/or operate agricultural lands and rural resource properties.

# Leases Available

Check out our listings page at [www.brownlandandfarmmanagement.com/listings](http://www.brownlandandfarmmanagement.com/listings) to see available hunting leases and sign up on our mailing list and follow us on Facebook and Twitter to hear about new leases as they become available. We currently have leases in Richland and West Carroll Parishes and White and Chicot Counties. See our website for details.

## Brown Land and Farm Management, LLC

Jerry Brown, Broker  
2189 Hwy 425  
Rayville, LA 71269  
(318) 728-8990



Eddie Davis, AFM  
Farm Manager/Agent  
(318) 481-3995



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**Mike Watson, Agent**

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Rayville, LA 71269**



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**Standard Mail**

**Permit # 83**

**Rayville, Louisiana 71269**

Change Service Requested