



MOSSY OAK PROPERTIES

"Corn Bin" Farm, Lafayette County, AR, 400 Acres +/- ARLAFJK400

\$2,199,000 / 400.00+/- Acres

About This Property

Looking for a great investment in row crop land? The Corn Bin at Pleasant Valley features 320 acres of row crop, 60 acres of catfish ponds and a corn feed business. Located just west of Bradley on Highway 160 and only a few miles east of I-49, this farm is in a great location and only a short drive to Shreveport and Texarkana. The farm has a storied history of growing corn, cotton, rice and wheat and the soils are rated for moderate to intense farming. Approximately 90% of the fields are irrigated with two electrical pivots that are capable of pumping 700 gallons of water per minute. There are four wells on the property that irrigate the fields and catfish ponds. The 60 acres of catfish ponds produce approximately 7,500 pounds of catfish per acre on an annual basis. The corn feed business normally makes \$75,000-\$80,000 of net income each year and includes a seed cleaner, bagger, and two silos that store 75,000 bushels of corn.



For the recreational lovers, The Corn Bin at Pleasant Valley is also located in the heart of the Red River flyway making this an attractive option for waterfowl hunting. The current owners have done well goose hunting and have observed numerous ducks on the property during years of heavy rains. Imagine the possibilities of flooding these fields.....

The Corn Bin at Pleasant Valley is move in ready and has a 2,900 square foot home and a mobile home that could be used as a guest house or camp.

For a tour of the property, or for more information, please call J.J. Keeth at 318.470.0483 or email at jkeeth@mossyoakproperties.com

Property Facts & Features

Water Access

- Pond
- Fishing
- Freshwater Fishing

Wildlife

- Waterfowl
- Whitetail

Recreation

- ATV Trail Riding
- Hiking Trails
- Bird Watching



Mossy Oak Properties of Louisiana

1945 E 70th Street Suite A
Shreveport, LA 71105

Phone: (318) 795-2490

Fax: (318) 795-8780

Link: <http://www.mossyoakproperties.com/and/45157>



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Main Structure

- House

Other Structures

- Barn
- Outbuilding

Rights

- N/A



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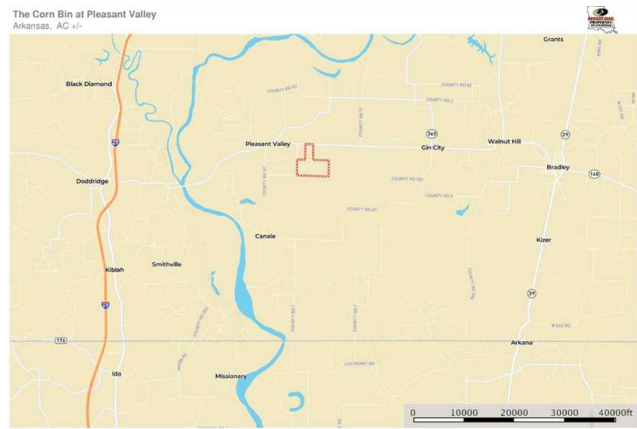
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Arkansas, AC +/-



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