



BROKER SOUTH AG

Farmland Brokerage & Management

Winnsboro Farm

Hwy 17 Winnsboro, Louisiana



The information contained herein has been collected from sources considered reliable, but we do not guarantee its accuracy and disclaim any liability from errors and omissions.

FARM OVERVIEW

TOTAL ACRES:	522
TILLABLE ACRES:	483
LOCATION:	Located in Franklin Parish, 2.5 miles north of Winnsboro on Highway 17. 45 miles from Monroe, La.
IRRIGATION:	The farm is 98% leveled and irrigated. The farm has a total of 7 irrigation wells. (5) Electric Wells and (2) turbine line shaft wells.
SOIL TYPES:	The soil consists of a 64% Gilbert-Egypt complex, 31.8% Loring-Calhoun complex, 4.2% Calhoun silt loam. (Soil map attached).
LEASE:	The farm is currently leased to a local farmer and planted in soybeans.
CROPS:	The farm has been in a corn, soybean rotation. The soils are capable of many crops including wheat, corn, beans, rice, and cotton.
SHOWING INSTRUCTIONS:	The current owner stresses no showings without representative of BrokerSouth Ag present.
RE TAXES:	\$1,492.75
PRICE:	\$ 3, 236,261.00
FARM MANAGEMENT:	Farm Management is available for this farm.

For more information contact:

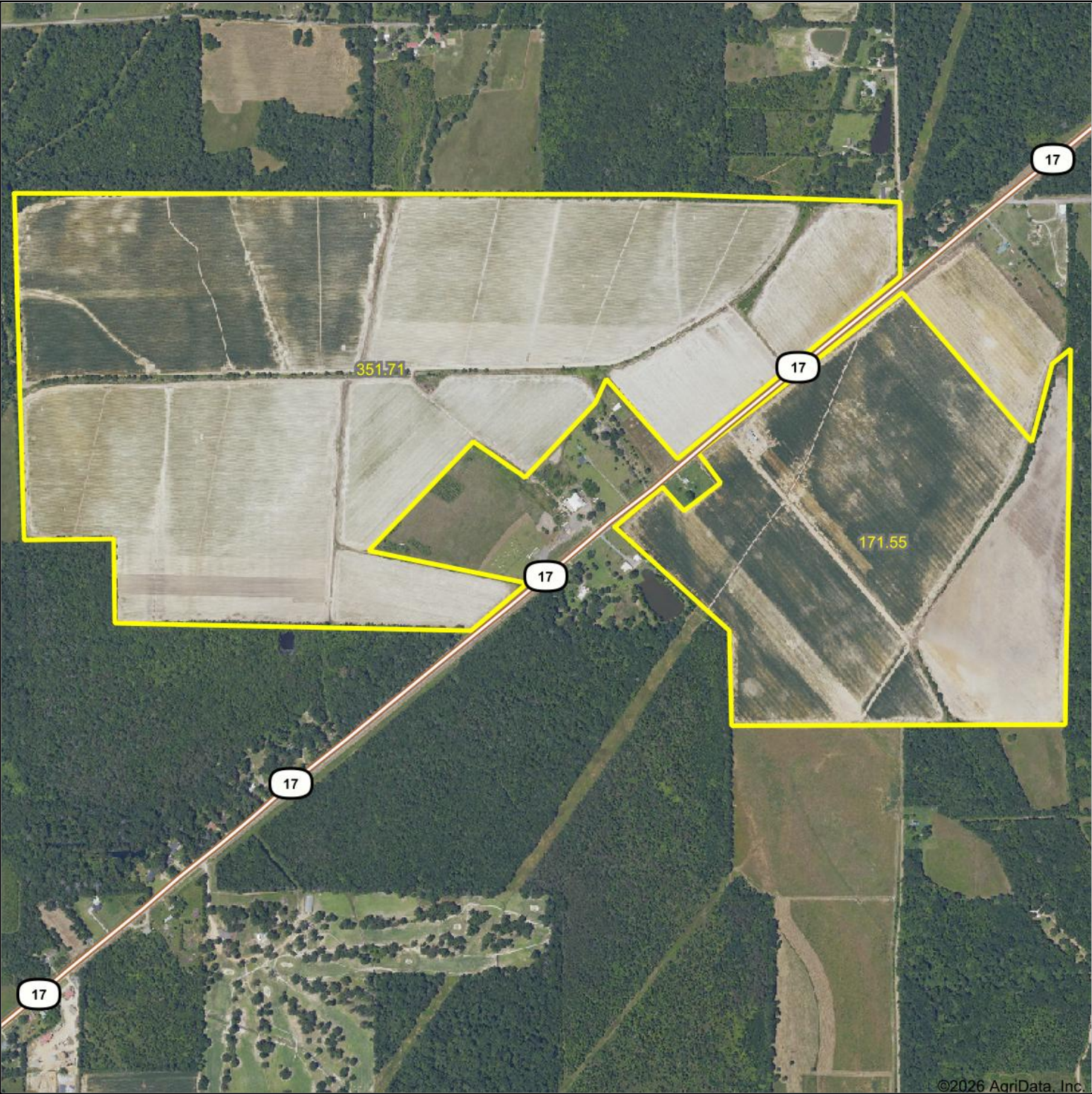
Carroll Fields “The Land Man” 318.348.0481

Cole Fields 318.512.5325 – cole.fields@gmail.com

BrokerSouth Ag | 2216 Justice Street Monroe, La 71201

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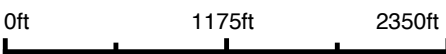
Aerial Map



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Boundary Center: 32° 11' 4.12, -91° 40' 18.95



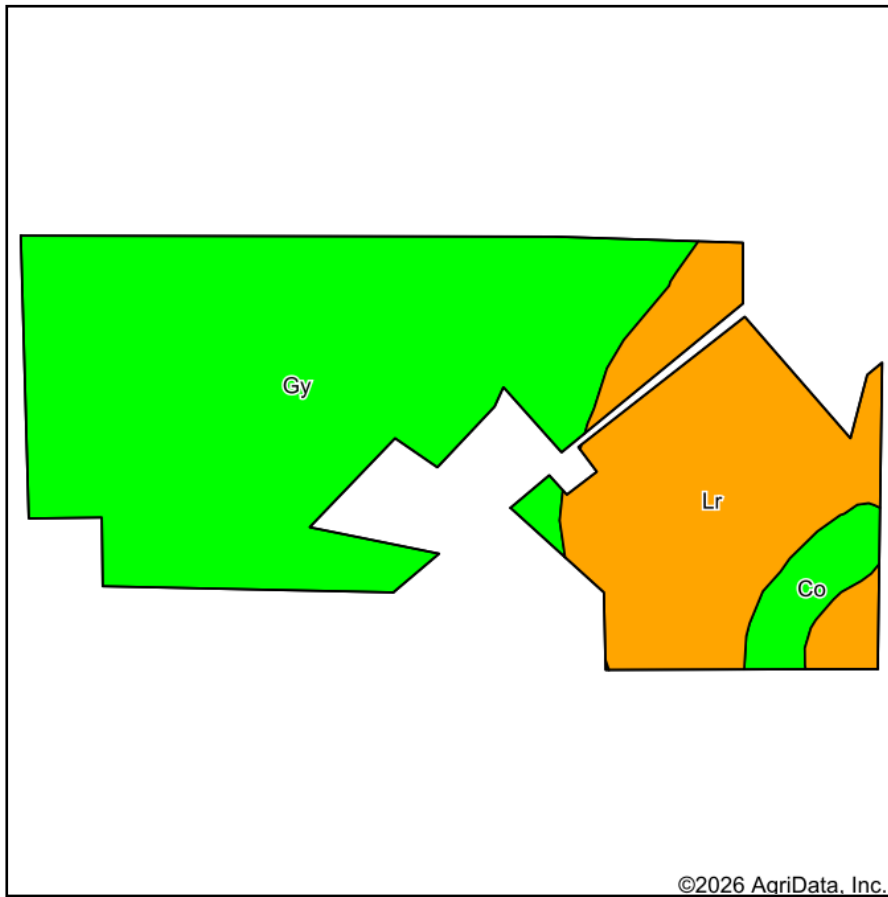
20-14N-8E
Franklin County
Louisiana



Maps Provided By:
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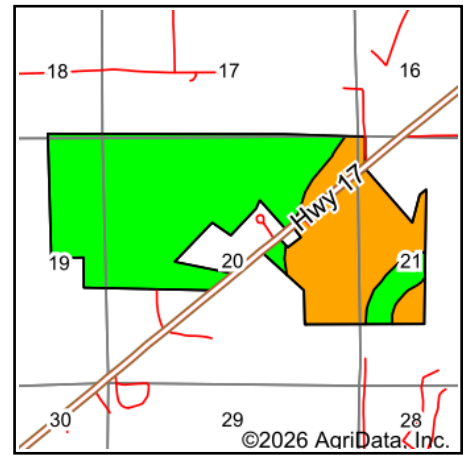
5/15/2026

Soils Map



Soils data provided by USDA and NRCS.

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State: **Louisiana**
 County: **Franklin**
 Location: **20-14N-8E**
 Township: **District 4**
 Acres: **523.26**
 Date: **5/15/2026**



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Maps Provided By:



Area Symbol: LA041, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Pasture AUM	Rice Irrigated Bu	Soybeans Bu	Sweet potatoes Cwt	Wheat Bu
Gy	Gilbert-Egypt complex	334.89	64.0%		Illw	5	4.2		450		120	20	255	
Lr	Loring-Calhoun complex, gently undulating	166.34	31.8%		Ile			95	750	8		40		50
Co	Calhoun silt loam	22.03	4.2%		Illw	6.5	5		400		120	25	225	30
Weighted Average					2.68	3.5	2.9	30.2	543.3	2.5	81.9	26.6	172.7	17.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

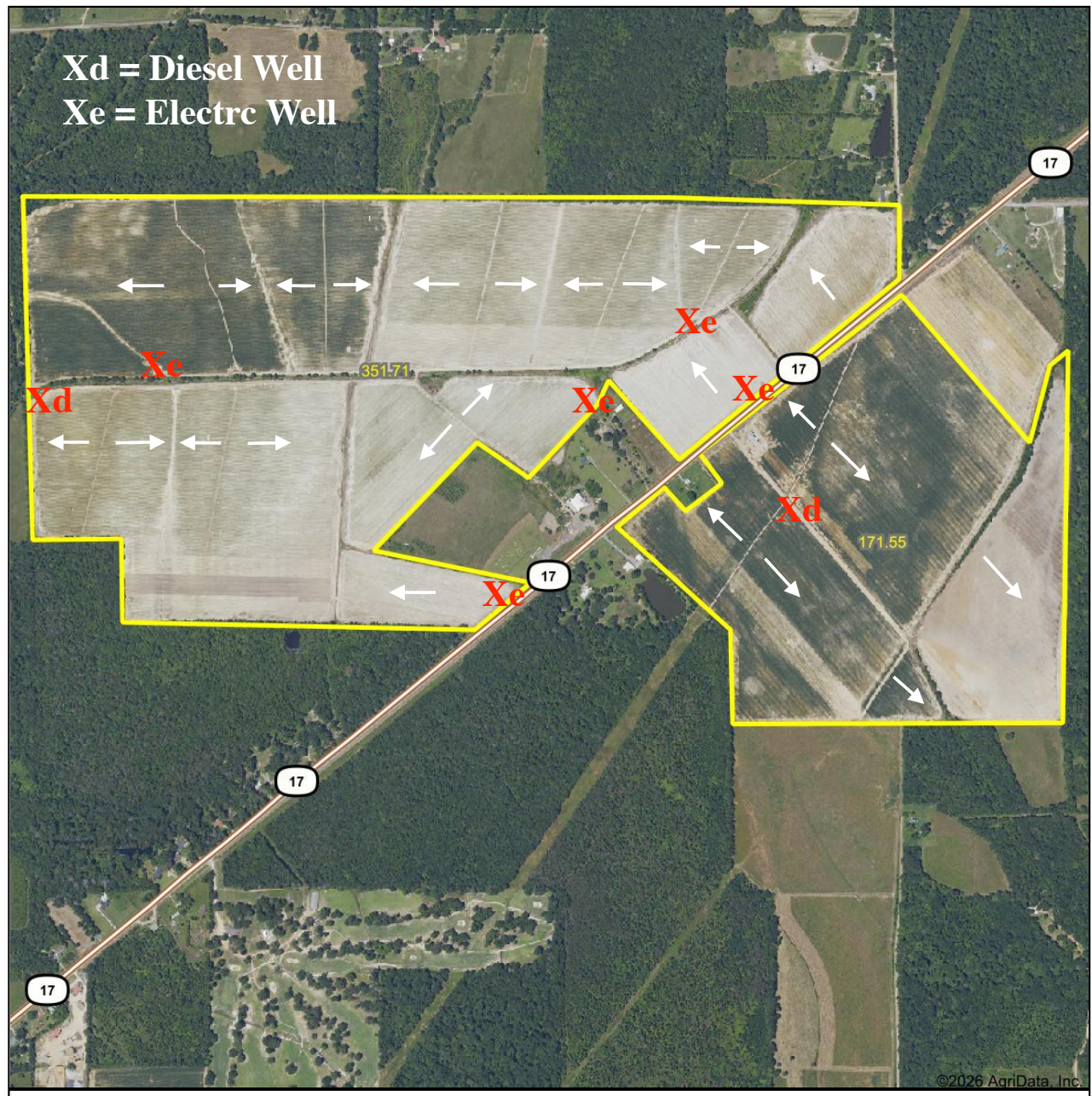
Soils data provided by USDA and NRCS.

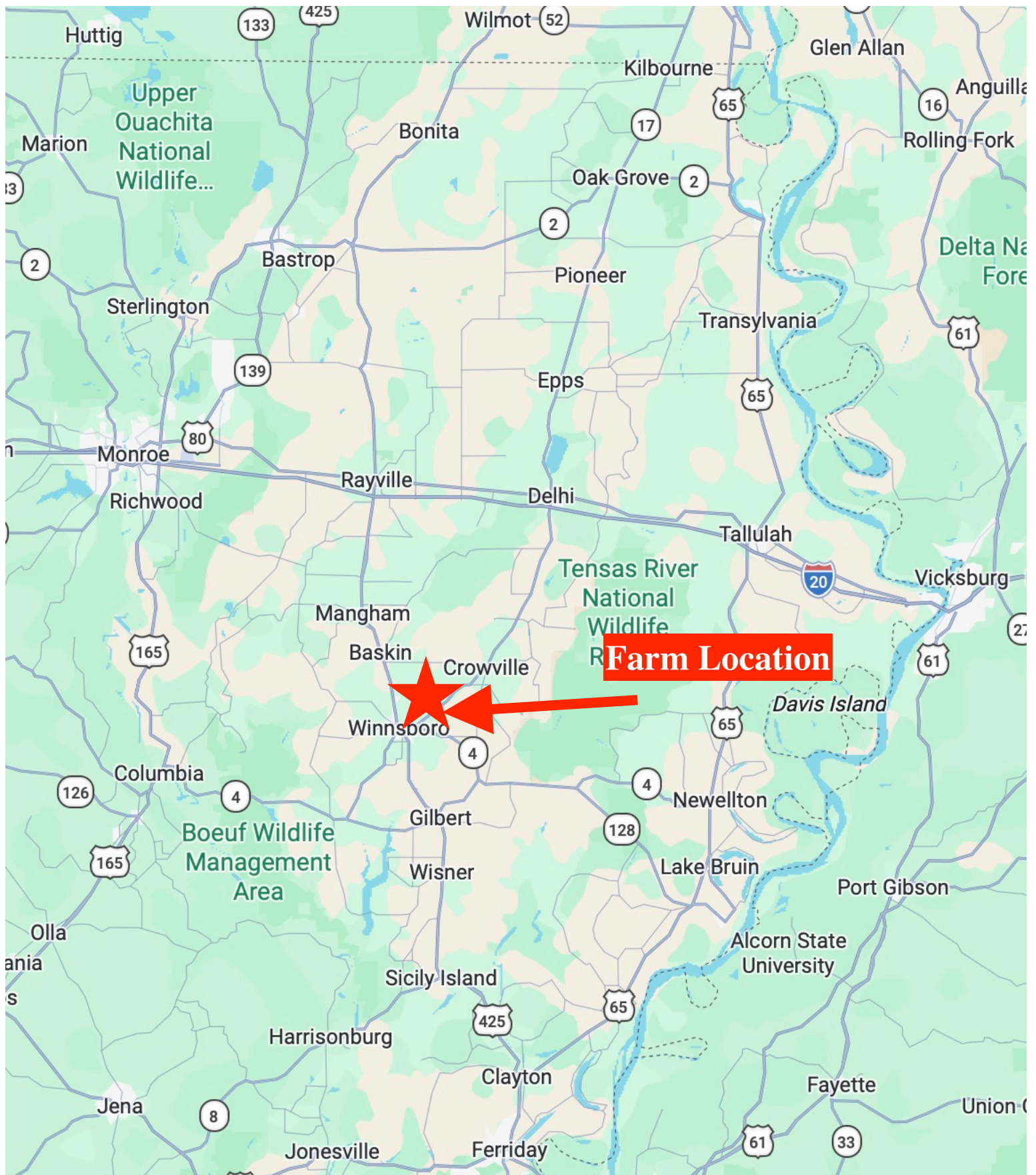
Photos Spring 2026





Irrigation Map







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Disclaimer: This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

All Farm Service Agency materials are available to serious buyers upon request. For more information on this tract please contact Listing Agent Carroll Fields.

For more information, photos, and an interactive TerraStride Pro map, visit our website www.brokersouthag.com

BrokerSouth Ag

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