



USD\$ 11,000,000

1585 HWY 892, SAINT JOSEPH - Louisiana 71366

+/- 1,441 Acres

3 metal open equipment sheds - 1 metal enclosed shop - +/- 2,400 Sqft farmhouse



MAYFLOWER PLANTATION, Historic +/- 1,441 acres ROW CROP FARM IN TENSAS Parish, Northeast Louisiana, established in 1841 near the MISSISSIPPI River, 32 miles south of Tallulah LA, 40 miles Southwest of Vicksburg MS and 55 miles Southeast of Monroe LA. Very fertile and productive soils in one contiguous tract, precision leveled land with furrowed irrigation, six 12-inch turbine wells. The farm includes 3 metal equipment sheds and 1 enclosed metal shop as well as a circa 1857 farm house. Leased in crop cash rent until the end of 2027. Property tax 2025: \$ 6,360
(information contained hereafter are deemed reliable but not guaranteed by JONES-NOUVELLET LLC or its agents and are not liable for error/omissions)

PROPERTY OVERVIEW

Location: 1585 HWY 892, Saint Joseph LA 71366

Size: +/- 1,441 deeded acres in one tract

Land use: 1,373.62 FSA farmland acres, 1,252.24 FSA cropland acres

Row crop: cotton, corn, wheat, soy bean

Wetland: no wetland

Irrigation system: +/- 800 acres precision graded with furrow irrigation

Water infrastructure: 6 turbine wells (12")

Survey plat available: yes

Road frontage: +/- 10,048' (2 miles) on LA 892

Primary soil types: Dundee silty clay loams to Sharkey clays (web soil analysis attached)

Farm improvements: (4) farm buildings: 60'x60' metal enclosed shop, 80'x80', 40'x60' and 30'x40' metal open equipment sheds

Farm services: within close proximity of the farm

Farm dwelling: +/- 2,400 sqft farm house (4 beds/2 baths)

FSA FARM DATA (farm record & cropland maps attached)

<u>CROP</u>	<u>BASE ACRES</u>	<u>PLC YIELD</u>
Corn	410.30	124
Seed cotton	798.37	2251
Generic	23.83	

5 YEARS LEASE/CROP CASH RENT IN PLACE

Lease ends: December 2027

Lease income: \$286,425/year (\$225/acre)

Hunting lease: included until December 2027

LOUISIANA
TENSAS PARISH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 1855
Prepared : 12/22/25 1:17 PM CST
Crop Year : 2026

Operator Name : MATTHEWS FARMS
CRP Contract Number(s) : None
Recon ID : 22-107-2007-23
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,373.62	1,252.24	1,252.24	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	1,252.24		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	410.30	0.00	124	50
Seed Cotton	798.37	0.00	2251	
Unassigned Generic Base	23.83	0.00	0	
TOTAL	1,232.50	0.00		

NOTES

Tract Number : 1098

Description : Not Applicable
FSA Physical Location : LOUISIANA/TENSAS PARISH
ANSI Physical Location : LOUISIANA/TENSAS PARISH
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MAYFLOWER LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
109.62	109.62	109.62	0.00	0.00	0.00	0.00	0.0

LOUISIANA
TENSAS PARISH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1855
Prepared : 12/22/25 1:17 PM CST
Crop Year : 2026

Tract 1098 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	109.62	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	0.78	0.00	124
Seed Cotton	105.65	0.00	2251
Unassigned Generic Base	3.15	0.00	0
TOTAL	109.58	0.00	

NOTES

Tract Number : 1765

Description : Not Applicable
FSA Physical Location : LOUISIANA/TENSAS PARISH
ANSI Physical Location : LOUISIANA/TENSAS PARISH
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MAYFLOWER LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
250.90	242.30	242.30	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	242.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Seed Cotton	235.28	0.00	2251
Unassigned Generic Base	7.02	0.00	0
TOTAL	242.30	0.00	

NOTES

LOUISIANA
TENSAS PARISH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1855
Prepared : 12/22/25 1:17 PM CST
Crop Year : 2026

Tract Number	: 1833
Description	: Not Applicable
FSA Physical Location	: LOUISIANA/TENSAS PARISH
ANSI Physical Location	: LOUISIANA/TENSAS PARISH
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: MAYFLOWER LLC
Other Producers	: None
Recon ID	: 22-107-2007-5

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1,013.10	900.32	900.32	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	900.32	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	409.52	0.00	124
Seed Cotton	457.44	0.00	2251
Unassigned Generic Base	13.66	0.00	0
TOTAL	880.62	0.00	

NOTES

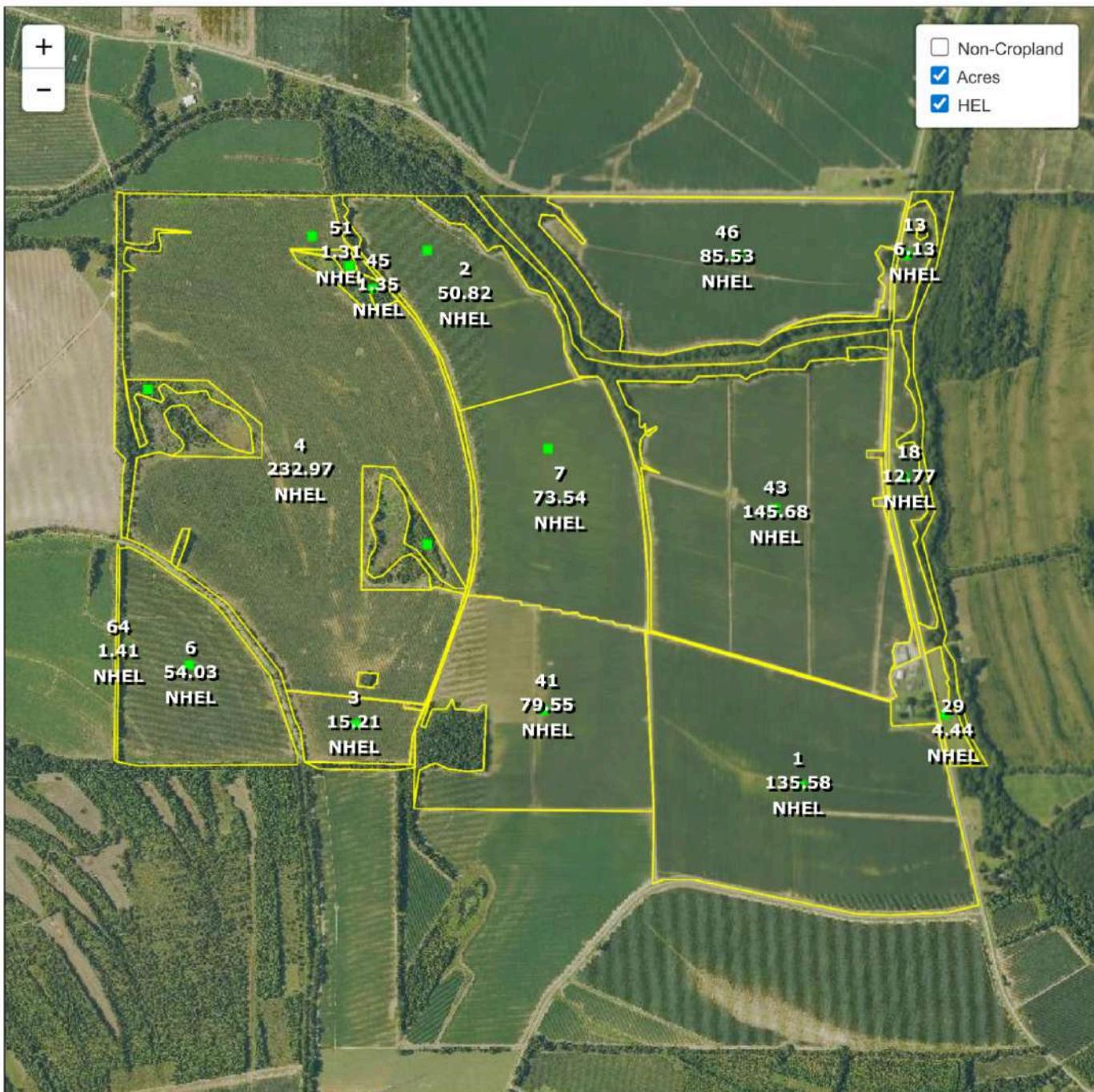
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Tensas County, Louisiana



Common Land Unit

Cropland Non-cropland CRP

Farm 1855
Tract 1833

2026 Crop Year

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

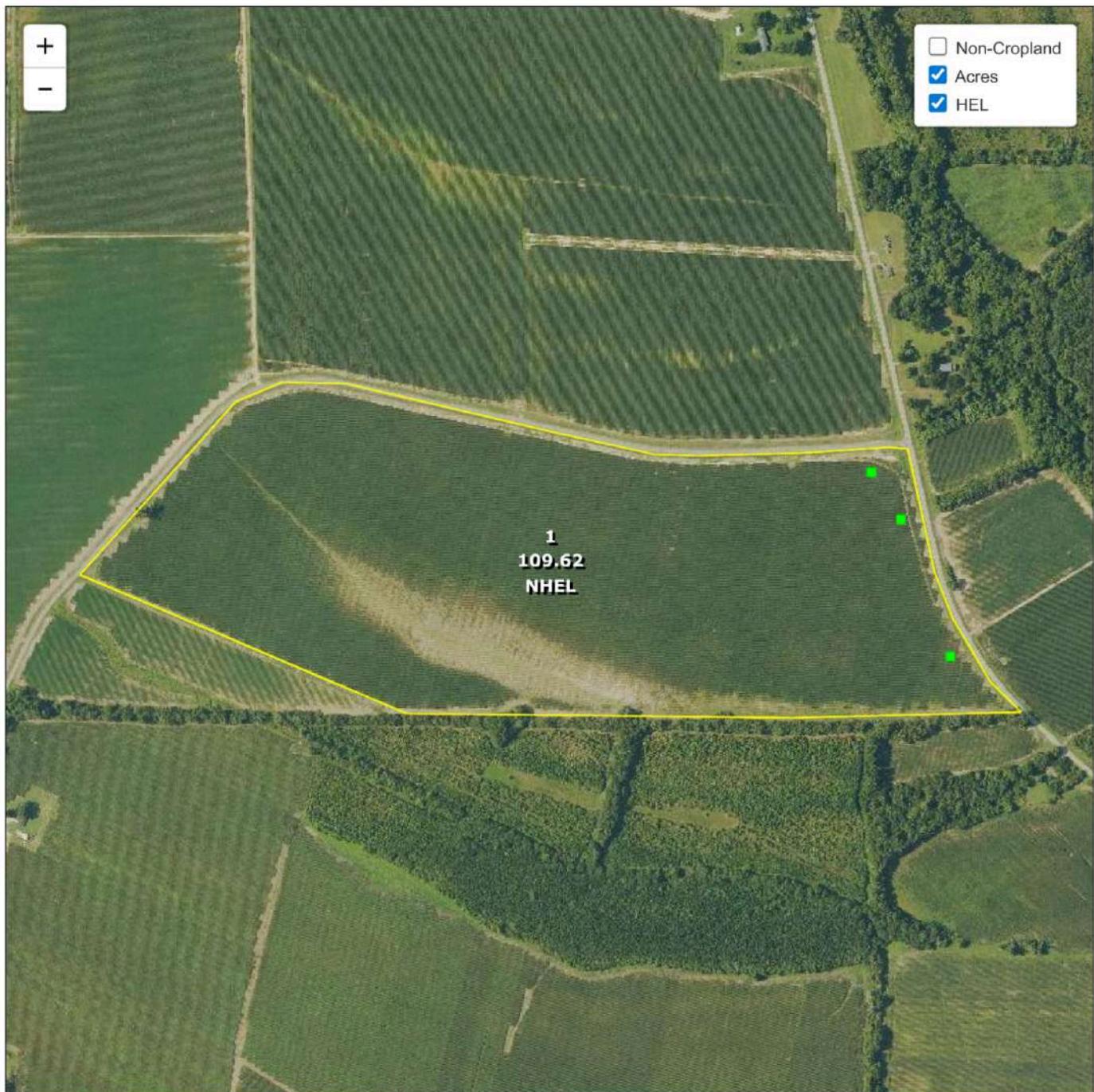


Tract 3 of 3

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Tensas County, Louisiana



Common Land Unit

Cropland Non-cropland CRP

2026 Crop Year

Farm 1855
Tract 1098

Wetland Determination Identifiers

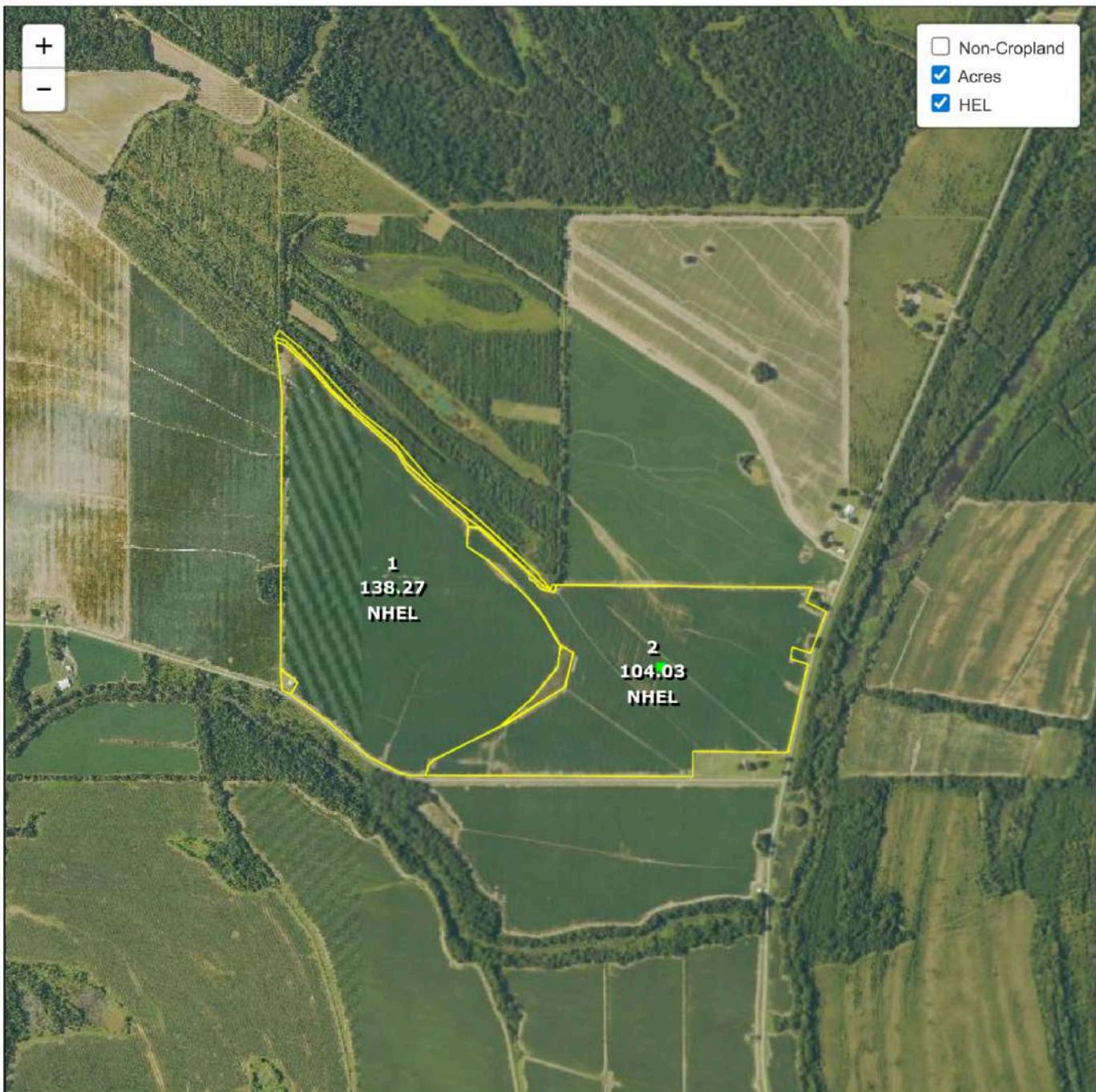
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



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Tensas County, Louisiana



Common Land Unit

Cropland Non-cropland CRP

2026 Crop Year

Farm 1855
Tract 1765

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 2 of 3

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Farmland Classification—Tensas Parish, Louisiana
(Mayflower Plantation, 1585 HWY 892, Saint Joseph LA 71366)



Map Scale: 1:21,600 if printed on A portrait (8.5" x 11") sheet.

Meters



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/15/2025
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MAP LEGEND

Farmland Classification—Tensas Parish, Louisiana
(Mayflower Plantation, 1585 HWY 892, Saint Joseph LA 71366)

Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance	
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Not rated or not available	
Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Soil Rating Points	
Farmland of statewide importance		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland if drained		All areas are prime farmland	
Farmland of statewide importance, if protected from flooding or not exceeded 60		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Prime farmland if protected from flooding or not frequently flooded during the growing season		Not prime farmland	
		Farmland of statewide importance, if irrigated and completely removing the root inhibiting soil layer		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		All areas are prime farmland	
		Farmland of statewide importance, if irrigated and protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance	
		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance	
				Prime farmland if irrigated and drained		Farmland of statewide importance	
				Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of local importance	
				Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of local importance, if irrigated	

Farmland Classification—Tensas Parish, Louisiana
(Mayflower Plantation, 1585 HWY 892, Saint Joseph LA 71366)

 Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium	Farmland of unique importance, if irrigated and reclaimed of excess salts and sodium	Farmland of unique importance, if irrigated and reclaimed of excess salts and sodium	Streams and Canals	Water Features	Farmland of unique importance	Farmland of unique importance	The soil surveys that comprise your AOI were mapped at 1:24,000.
 Farmland of statewide importance, if irrigated and drained during the growing season	Farmland of statewide importance, if irrigated and drained	Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season	Transportation	Rails	Not rated or not available	Not rated or not available	Please rely on the bar scale on each map sheet for map measurements.
 Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if warm enough	Interstate Highways	US Routes	Farmland of local importance	Farmland of local importance	Source of Map: Natural Resources Conservation Service Web Soil Survey URL: WebSoilSurvey.gov
 Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Major Roads	Local Roads	Farmland of local importance	Farmland of local importance	Coordinate System: Web Mercator (EPSG:3857)
 Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Background	Aerial Photography	Farmland of local importance, if irrigated	Farmland of local importance, if irrigated	Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.
 Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Soil Survey Area:	Tensas Parish, Louisiana	Farmland of local importance, if irrigated	Farmland of local importance, if irrigated	This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
 Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Survey Area Data:	Version 18, Aug 29, 2025	Farmland of local importance, if irrigated	Farmland of local importance, if irrigated	Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
 Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Date(s) aerial images were photographed:	Nov 16, 2021—Dec 23, 2021	Farmland of local importance, if irrigated	Farmland of local importance, if irrigated	The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DeA	Dundee silty clay loam, 0 to 1 percent slopes	All areas are prime farmland	318.0	21.5%
SrA	Sharkey clay, 0 to 1 percent slopes, frequently flooded	Not prime farmland	36.6	2.5%
TaA	Tensas clay, 0 to 1 percent slopes	All areas are prime farmland	46.3	3.1%
TeB	Tensas-Sharkey clays, 0 to 3 percent slopes, gently undulating	All areas are prime farmland	1,042.0	70.5%
TkB	Tensas-Sharkey-Dundee complex, gently undulating	All areas are prime farmland	29.2	2.0%
W	Water	Not prime farmland	5.9	0.4%
Totals for Area of Interest			1,477.9	100.0%

Description

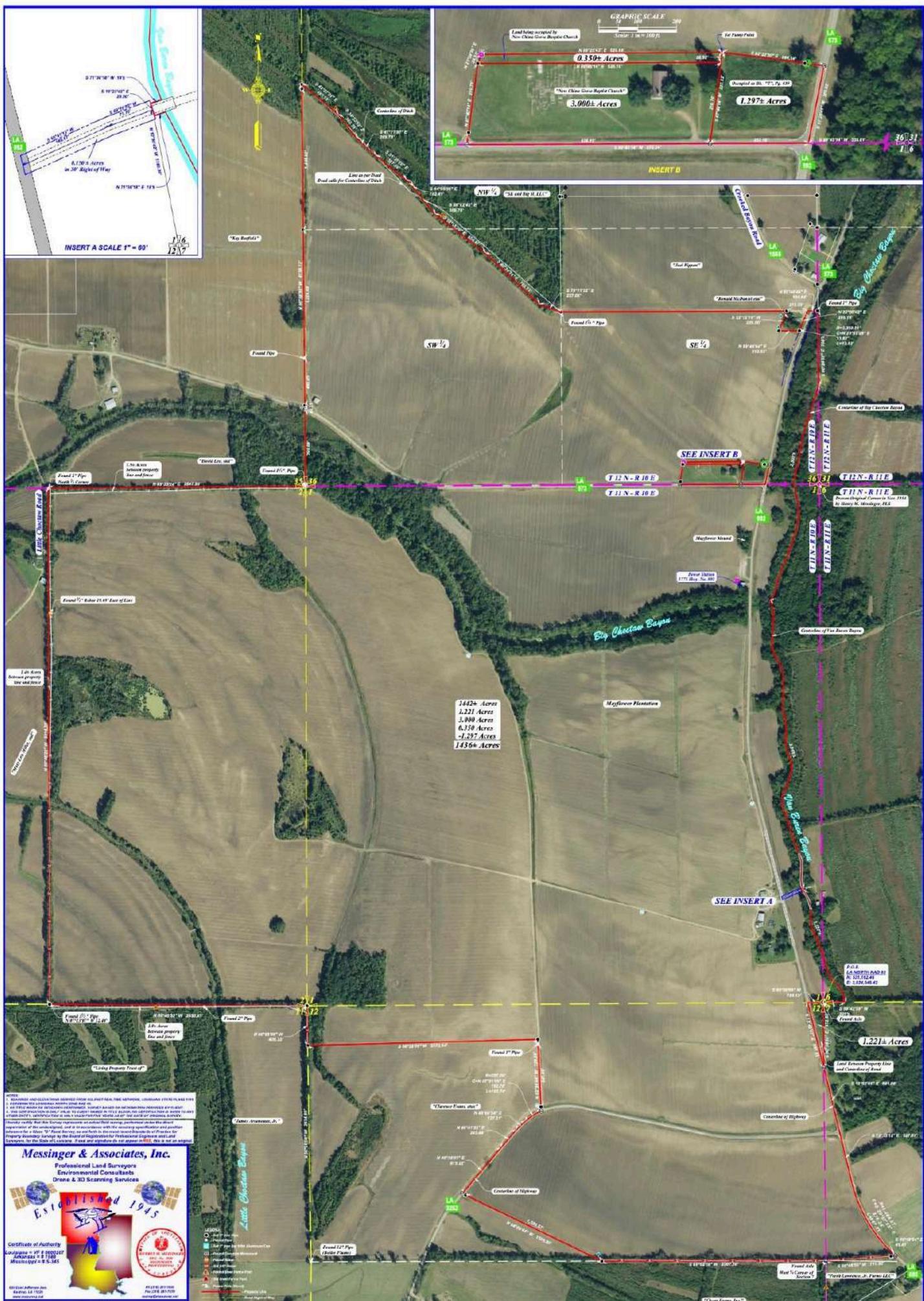
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

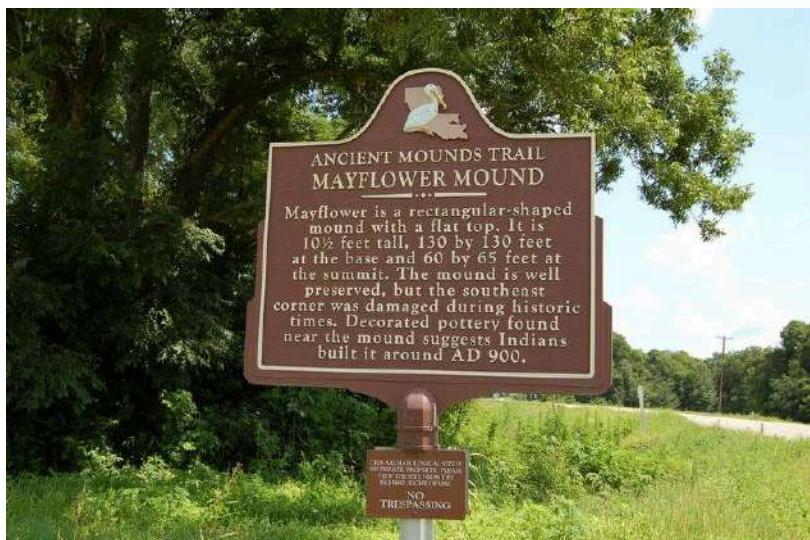
Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



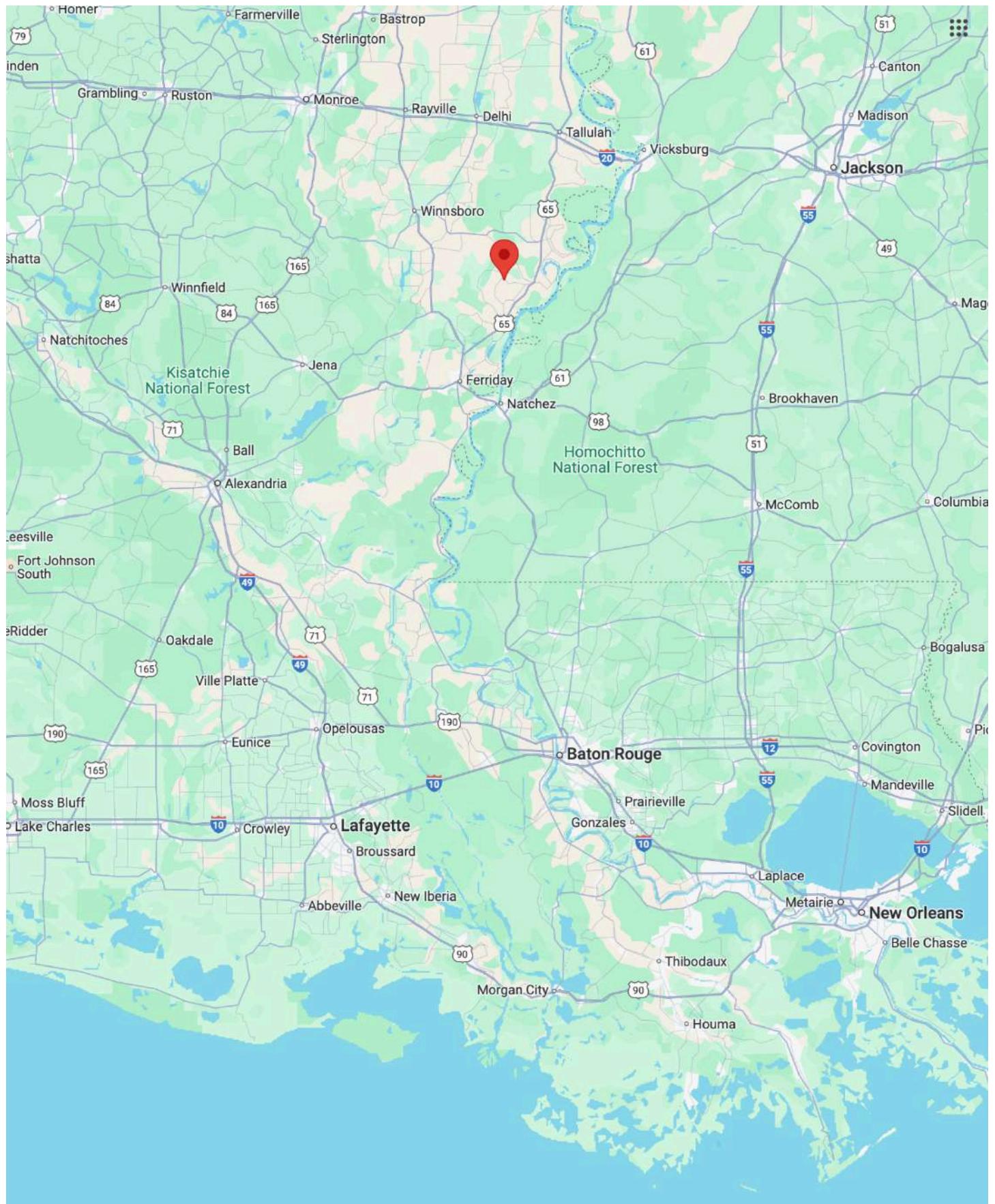


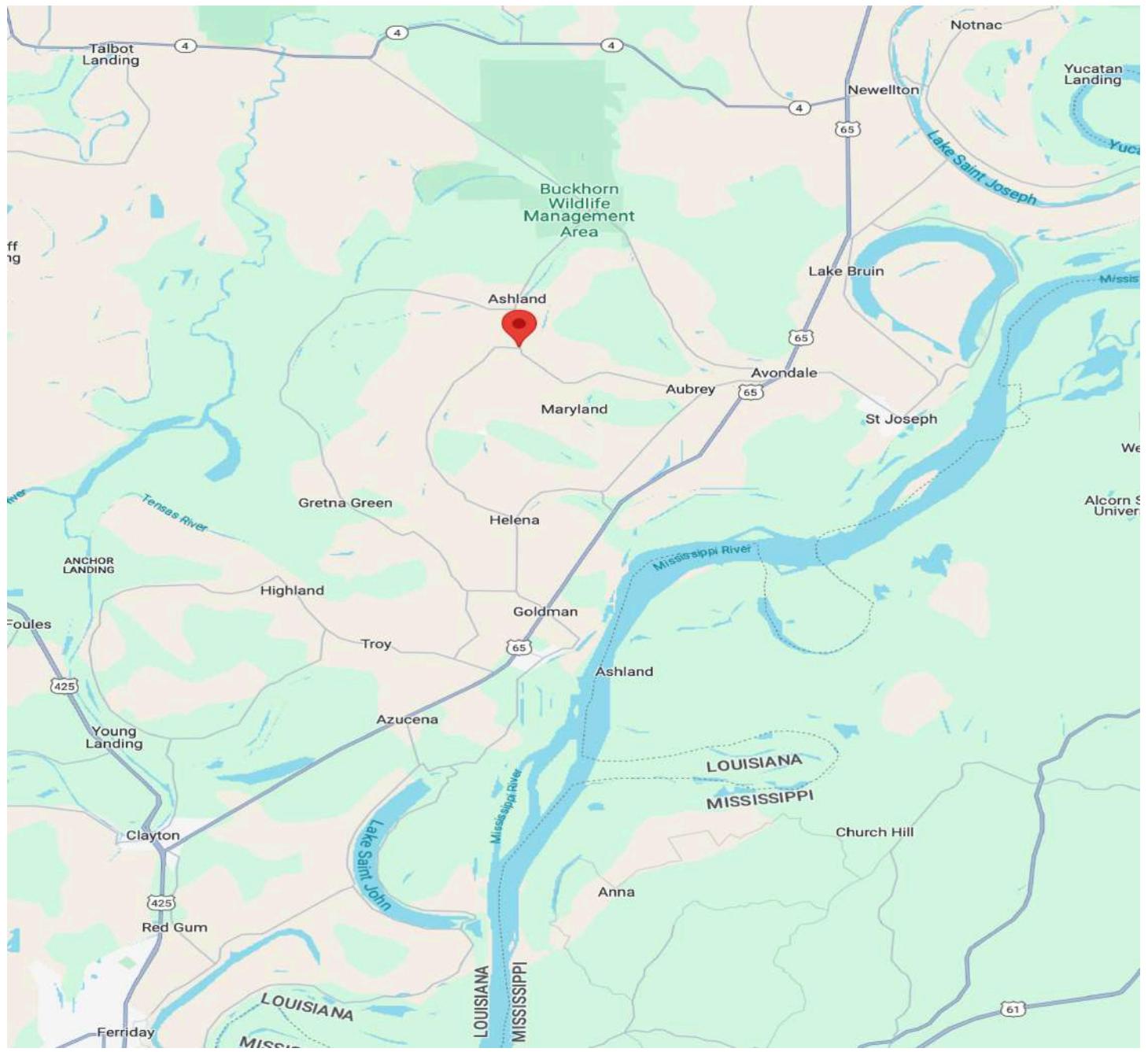














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