



# WALKER FARM

HOSSTON, LOUISIANA  
CADDO PARISH



VINTAGE  
FARM & RANCH

POWERED BY VINTAGE REALTY COMPANY, LLC



Exclusively Listed By:

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**WALKER FARM**  
**1,750± ACRES**  
**HOSSTON, LOUISIANA**  
**CADDO PARISH**

**LOCATION:**

The Walker Farm consists of 1,750± acres in Caddo Parish, Louisiana, approximately 23 miles north of Shreveport. The farm is located between Interstate 49 and the Red River and is easily accessible from LA Highway 2 (Hosston-Plain Dealing Highway).

**PROPERTY OVERVIEW:**

The Farm Service Agency (FSA) reports a total of 1,457.56 cropland acres, of which 1,000± are irrigated. The farm is located at the origin of the Red Bayou Irrigation District which consists of 2-500 HP pumps on the Red River with a 42" discharge line that flows south to Gilliam, Louisiana. The cropland is primarily suited for a corn and soybean rotation, but the soils on the farm could also support growing cotton. The farm also has recreational opportunities for deer, duck and dove hunting. This is a rare opportunity to own a quality farm less than thirty minutes from Shreveport, Louisiana.













## ACREAGE

1,750 acres (FSA Farm #2113)

1,000 irrigated

457 non – irrigated

293 other land

(45 acres @ zero grade/650 acres @ one percent elevation grade)

## IMPROVEMENTS

(3) Valley Center Pivots (8000 Series) – All GPS wired

River Pump – 200hp electric motor fed by AEP 3- phase line (installed 2015)

Bayou Re-lift pump (installed in 2015)

50,000 bushel Sukup Grain bin

10,000 square foot shop built in 1994







## FARM LEASE

Farm is currently under lease until 12/31/20 on a cash rent basis for \$187,500 per year.

## REAL ESTATE TAXES

\$8,927.50 (2017)





# FARM BASE

## FSA-156EZ

LOUISIANA  
CADD0 PARISH  
Form: FSA-156EZ  
*See Page 2 for non-discriminatory Statements.*

 United States Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM : 2113**  
**Prepared :** Aug 21, 2018  
**Crop Year :** 2018

**Operator Name :** GRANT NICKEL  
**Farms Associated with Operator :** 22-017-2113  
**CRP Contract Number(s) :** None  
**Recon ID :** None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,796.79	1,457.56	1,457.56	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	1,457.56	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, OATS, FLAX, CORN, SORGH, PNUTS, SNFLR, SFLWR, BARLY, RAPE, MUSTD, SESME, CANOL, CRAMB, RICE-LGR, RICE-MGR, SML-CHIKP, LRG-CHIKP, PEAS, LENTI

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	101.40	0.00	0	49	
Generic	547.50	0.00	1025	0	
Corn	192.70	0.00	0	93	
Grain Sorghum	39.30	0.00	0	41	
Soybeans	92.90	0.00	0	23	78
Rice-Long Grain	12.30	0.00	0	3583	
Rice-Medium Grain	0.30	0.00	0	3583	
Sunflowers	0.00	0.00	0	536	
<b>TOTAL</b>	<b>986.40</b>	<b>0.00</b>			

NOTES

**Tract Number :** 2861

**Description :** Not Applicable

**FSA Physical Location :** LOUISIANA/CADD0 PARISH

**ANSI Physical Location :** LOUISIANA/CADD0 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 :** C B WALKER L P

**Other Producers :** APRIL MORGAN WALKER, JUDSON MONROE WALKER, BRUCE D NICKEL

**Recon ID :** None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
1,796.79	1,457.56	1,457.56	0.00	0.00	0.00	0.00	0.00





# FARM BASE - FSA-156EZ

LOUISIANA  
CADDOPARISH  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 2113  
Prepared : Aug 21, 2018  
Crop Year : 2018

### Tract 2861 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	1,457.56	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	101.40	0.00	0	49
Generic	547.50	0.00	1025	0
Corn	192.70	0.00	0	93
Grain Sorghum	39.30	0.00	0	41
Soybeans	92.90	0.00	0	23
Rice-Long Grain	12.30	0.00	0	3583
Rice-Medium Grain	0.30	0.00	0	3583

**TOTAL** **986.40** **0.00**

### NOTES

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# BOUNDARY MAP

*LAT. 32.894713*  
*LONG. -93.837186*







# SOIL MAP

## 1

BOUNDARY 445.5 AC



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
SxA	Severn very fine sandy loam, 1 to 3 percent slopes, frequently flooded	11.4	2.56	1
LaA	Latanier clay, 0 to 1 percent slopes, rarely flooded	15.9	3.57	3w
MpA	Moreland clay, 0 to 1 percent slopes, ponded	25.9	5.8	6w
AN	Arents	10.6	2.38	7e
SwA	Severn very fine sandy loam, 1 to 3 percent slopes, occasionally flooded	38.5	8.65	2w
CdA	Caplis very fine sandy loam, 0 to 1 percent slopes	6.9	1.56	2w
CsA	Coushatta silt loam, 0 to 1 percent slopes	96.2	21.59	3w
SvA	Severn very fine sandy loam, 0 to 1 percent slopes, rarely flooded	209.4	46.99	1
MoA	Moreland clay, 0 to 1 percent slopes, rarely flooded MLRA 131C	4.2	0.93	3w
W	Water	0.1	0.02	-
MnA	Moreland silty clay loam, 0 to 1 percent slopes	10.5	2.35	3w
GIA	Gallion silty clay loam, 0 to 1 percent slopes	16.0	3.59	1
TOTALS		445.5	100%	2.1





# SOIL MAP 2



▮ All Polygons 420.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
GaA	Gallion silt loam, 0 to 1 percent slopes	45.6	10.84	1
BuA	Buxin clay, 0 to 1 percent slopes	0.0	0.01	1
ArA	Armistead clay, 0 to 1 percent slopes	43.1	10.23	2w
CpA	Caspiana silty clay loam, 0 to 1 percent slopes	27.0	6.43	2w
GIA	Gallion silty clay loam, 0 to 1 percent slopes	50.4	11.97	1
CmA	Caspiana silt loam, 0 to 1 percent slopes	16.9	4.02	1
BxA	Buxin clay, 0 to 1 percent slopes, frequently flooded	22.8	5.41	3w
MsA	Moreland clay, 0 to 1 percent slopes, frequently flooded	87.5	20.8	5w
MoA	Moreland clay, 0 to 1 percent slopes, rarely flooded MLRA 131C	119.7	28.44	3w
SvA	Severn very fine sandy loam, 0 to 1 percent slopes, rarely flooded	7.8	1.85	1
TOTALS		420.8	100%	2.68

▮ Boundary 60.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
GaA	Gallion silt loam, 0 to 1 percent slopes	6.1	10.16	1
BuA	Buxin clay, 0 to 1 percent slopes	0.0	0.08	1
ArA	Armistead clay, 0 to 1 percent slopes	9.8	16.31	2w
CpA	Caspiana silty clay loam, 0 to 1 percent slopes	27.0	45.03	2w
GIA	Gallion silty clay loam, 0 to 1 percent slopes	0.2	0.28	1
CmA	Caspiana silt loam, 0 to 1 percent slopes	16.9	28.15	1
TOTALS		60.1	100%	1.61

▮ Boundary 360.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
BxA	Buxin clay, 0 to 1 percent slopes, frequently flooded	22.8	6.31	3w
GIA	Gallion silty clay loam, 0 to 1 percent slopes	50.2	13.91	1
MsA	Moreland clay, 0 to 1 percent slopes, frequently flooded	87.5	24.26	5w
ArA	Armistead clay, 0 to 1 percent slopes	33.3	9.22	2w
GaA	Gallion silt loam, 0 to 1 percent slopes	39.5	10.95	1
MoA	Moreland clay, 0 to 1 percent slopes, rarely flooded MLRA 131C	119.7	33.18	3w
SvA	Severn very fine sandy loam, 0 to 1 percent slopes, rarely flooded	7.8	2.16	1
TOTALS		360.8	100%	2.85





# SOIL MAP 3







# SOIL MAP 3

(CONTINUED)

|  All Polygons 523.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
RWK	Riverwash and Kiamatia soils, frequently flooded	32.6	6.23	5w
W	Water	15.4	2.95	-
SxA	Severn very fine sandy loam, 1 to 3 percent slopes, frequently flooded	39.9	7.61	1
SwA	Severn very fine sandy loam, 1 to 3 percent slopes, occasionally flooded	32.5	6.21	2w
MoA	Moreland clay, 0 to 1 percent slopes, rarely flooded MLRA 131C	165.5	31.59	3w
LaA	Latanier clay, 0 to 1 percent slopes, rarely flooded	14.5	2.76	3w
MpA	Moreland clay, 0 to 1 percent slopes, ponded	30.6	5.84	6w
MsA	Moreland clay, 0 to 1 percent slopes, frequently flooded	7.3	1.39	5w
AN	Arents	14.1	2.7	7e
SvA	Severn very fine sandy loam, 0 to 1 percent slopes, rarely flooded	166.8	31.86	1
SNA	Severn very fine sandy loam, frequently flooded	2.7	0.52	5w
SkB	Severn very fine sandy loam, 1 to 3 percent slopes, occasionally flooded	1.8	0.34	2w
TOTALS		523.7	100%	2.5

|  Boundary 490.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
RWK	Riverwash and Kiamatia soils, frequently flooded	26.9	5.48	5w
W	Water	12.7	2.59	-
SxA	Severn very fine sandy loam, 1 to 3 percent slopes, frequently flooded	27.9	5.68	1
SwA	Severn very fine sandy loam, 1 to 3 percent slopes, occasionally flooded	29.4	6.0	2w
MoA	Moreland clay, 0 to 1 percent slopes, rarely flooded MLRA 131C	165.4	33.7	3w
LaA	Latanier clay, 0 to 1 percent slopes, rarely flooded	14.5	2.95	3w
MpA	Moreland clay, 0 to 1 percent slopes, ponded	30.6	6.24	6w
MsA	Moreland clay, 0 to 1 percent slopes, frequently flooded	7.3	1.49	5w
AN	Arents	13.1	2.67	7e
SvA	Severn very fine sandy loam, 0 to 1 percent slopes, rarely flooded	162.9	33.2	1
TOTALS		490.7	100%	2.52

|  Boundary 33.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
SNA	Severn very fine sandy loam, frequently flooded	2.7	8.21	5w
SkB	Severn very fine sandy loam, 1 to 3 percent slopes, occasionally flooded	1.8	5.34	2w
W	Water	2.7	8.2	-

SxA	Severn very fine sandy loam, 1 to 3 percent slopes, frequently flooded	12.0	36.41	1
SwA	Severn very fine sandy loam, 1 to 3 percent slopes, occasionally flooded	3.1	9.39	2w
MoA	Moreland clay, 0 to 1 percent slopes, rarely flooded MLRA 131C	0.1	0.25	3w
AN	Arents	1.0	3.09	7e
SvA	Severn very fine sandy loam, 0 to 1 percent slopes, rarely flooded	3.9	11.85	1
RWK	Riverwash and Kiamatia soils, frequently flooded	5.7	17.26	5w
TOTALS		33.0	100%	2.27





# SOIL MAP 4







# SOIL MAP

## 4


(CONTINUED)

|  All Polygons 332.3 ac


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
BxA	Buxin clay, 0 to 1 percent slopes, frequently flooded	2.9	0.86	3w
GIA	Gallion silty clay loam, 0 to 1 percent slopes	8.4	2.52	1
ArA	Armistead clay, 0 to 1 percent slopes	70.0	21.05	2w
GaA	Gallion silt loam, 0 to 1 percent slopes	37.7	11.34	1
MoA	Moreland clay, 0 to 1 percent slopes, rarely flooded MLRA 131C	7.3	2.21	3w
SvA	Severn very fine sandy loam, 0 to 1 percent slopes, rarely flooded	1.1	0.32	1
BuA	Buxin clay, 0 to 1 percent slopes	31.0	9.32	1
CpA	Caspiana silty clay loam, 0 to 1 percent slopes	119.6	35.99	2w
CmA	Caspiana silt loam, 0 to 1 percent slopes	27.9	8.41	1
LaA	Latanier clay, 0 to 1 percent slopes, rarely flooded	8.0	2.41	3w
BzA	Buxin clay, 0 to 1 percent slopes, ponded	11.3	3.4	6w
MrA	Moreland clay, 0 to 1 percent slopes, occasionally flooded	6.1	1.83	4w
CsA	Coushatta silt loam, 0 to 1 percent slopes	1.1	0.33	3w
TOTALS		332.3	100%	1.91

|  Boundary 46.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
BxA	Buxin clay, 0 to 1 percent slopes, frequently flooded	2.9	6.15	3w
GIA	Gallion silty clay loam, 0 to 1 percent slopes	8.4	17.99	1
ArA	Armistead clay, 0 to 1 percent slopes	29.5	63.28	2w
GaA	Gallion silt loam, 0 to 1 percent slopes	1.6	3.44	1
MoA	Moreland clay, 0 to 1 percent slopes, rarely flooded MLRA 131C	3.4	7.3	3w
SvA	Severn very fine sandy loam, 0 to 1 percent slopes, rarely flooded	0.9	1.84	1
TOTALS		46.6	100%	1.9

|  Boundary 91.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
ArA	Armistead clay, 0 to 1 percent slopes	1.6	1.71	2w
GaA	Gallion silt loam, 0 to 1 percent slopes	8.3	9.07	1
BuA	Buxin clay, 0 to 1 percent slopes	24.3	26.46	1
CpA	Caspiana silty clay loam, 0 to 1 percent slopes	44.4	48.33	2w
CmA	Caspiana silt loam, 0 to 1 percent slopes	13.2	14.42	1
TOTALS		91.8	100%	1.5

|  Boundary 193.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
GaA	Gallion silt loam, 0 to 1 percent slopes	27.8	14.31	1
BuA	Buxin clay, 0 to 1 percent slopes	6.7	3.44	1
LaA	Latanier clay, 0 to 1 percent slopes, rarely flooded	8.0	4.13	3w
BzA	Buxin clay, 0 to 1 percent slopes, ponded	11.3	5.83	6w
MoA	Moreland clay, 0 to 1 percent slopes, rarely flooded MLRA 131C	3.9	2.03	3w
ArA	Armistead clay, 0 to 1 percent slopes	38.9	20.06	2w
MrA	Moreland clay, 0 to 1 percent slopes, occasionally flooded	6.1	3.14	4w
CpA	Caspiana silty clay loam, 0 to 1 percent slopes	75.2	38.8	2w
SvA	Severn very fine sandy loam, 0 to 1 percent slopes, rarely flooded	0.2	0.11	1
CsA	Coushatta silt loam, 0 to 1 percent slopes	1.1	0.56	3w
CmA	Caspiana silt loam, 0 to 1 percent slopes	14.7	7.58	1
TOTALS		193.9	100%	2.11





## RECREATION

The farm is adjacent to a public boat ramp on the Red River which offers exceptional fishing, boating and skiing. Other recreational opportunities include deer, duck and dove hunting.











WALKER FARM - 1,750 ± ACRES

OFFERED AT \$6,500,000

\$3,714 PER ACRE





### PROFESSIONAL BACKGROUND

G. Archer Frierson, III joined Vintage Realty Company as a licensed commercial real estate agent in 2004. In 2017, he was named as the Director of Brokerage and Leasing for Vintage's 17 agents and administrative staff. Prior to Vintage, Archer was affiliated with Coldwell Banker Commercial in Savannah, Georgia where he was a licensed agent and real estate appraiser.

Over the course of his 15 plus year career Archer has been active in all facets of the commercial real estate industry and has represented numerous local, regional and national companies. He has also been involved in the disposition of various investment properties including office buildings, shopping centers, warehouses, self-storage facilities, and apartment complexes.

Archer is an active leader in the Shreveport/Bossier community. He was a 2005 graduate of the Leadership Shreveport program through the Greater Shreveport Chamber of Commerce, as well as a 2006 Community Catalyst for the Community Foundation of Shreveport/Bossier City.

In 2007, Archer was named to Northwest Louisiana's Top 40 under 40 by the Greater Shreveport Chamber of Commerce. He is a 2012 graduate of the Leadership Louisiana program developed by the Council for a Better Louisiana for rising business and civic leaders throughout the state. In 2019, Archer was appointed to serve on the Louisiana State University Alumni Association Global Board of Directors.

He is a graduate of Louisiana State University with a B.S. in Business Administration and holds an MBA from Centenary College. He is also a Certified Commercial Investment Member (CCIM), a member of the Commercial Investment Division of the Northwest Louisiana Association of Realtors, and has earned the SIOR designation as an industrial specialist.

To contact Archer, call 318-222-2244 or email him at [gfrierson@vintagerealty.com](mailto:gfrierson@vintagerealty.com).







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CADDO PARISH



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FARM & RANCH**

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330 Marshall Street, Suite 200, Shreveport, LA 71101