

MIDWEST LAND GROUP PRESENTS



# WASHINGTON PARISH, LA

78.3 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)



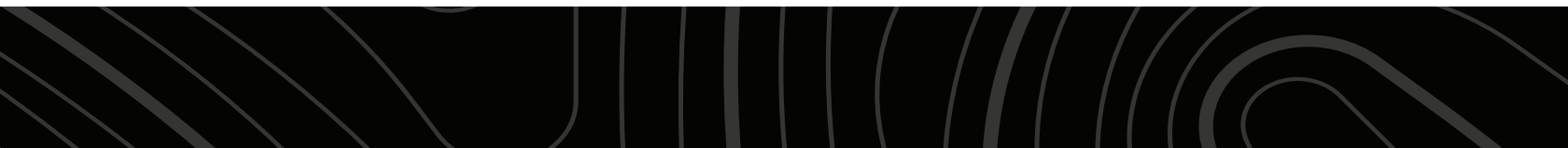
MIDWEST LAND GROUP IS HONORED TO PRESENT

# A LIFETIME OF PRECISION CREATED A DIAMOND IN THE ROUGH

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When years of precise planning were coupled with breathtaking views of rolling landscapes, it created a marriage of the perfect property. Welcome to a truly unique hidden gem in Bogalusa, LA. Driving down the blacktop driveway, you pass a beautiful pasture-lined pond to a gorgeous farmhouse that was meticulously thought out in every aspect. This spacious 5 bedroom, 4-1/2 bath layout also offers a large loft overlooking picturesque back forty views. This place has it all... Large screened-in pool area, basement, storm shelter, several outbuildings, thermal greenhouse, large metal airplane hangar, and a non-FAA-approved landing strip are just the tip of the iceberg.

Once home to a thriving cattle operation, these beautiful pastures are now home to a current hay operation. Many family excursions started with taking off from the private non-FAA runway located on the property. The owner has spent a lifetime making this home efficient and self-sustaining. With almost 100 years of family history, if this property could tell its story it would be sure to captivate all audiences. The property offers so much more, it truly makes it a must-see to appreciate diamond in the rough.





# PROPERTY FEATURES

PARISH: **WASHINGTON** | STATE: **LOUISIANA** | ACRES: **78.3**

- 2 separate ponds
- Large metal hangar/workshop
- Thermal greenhouse
- Basement
- Storm shelter
- Fully functional wood-burning boiler system heats house fully
- Non-FAA landing strip
- Barn and additional outbuildings
- Multiple fenced/gated pastures
- Small current hay operation
- Large screened in-ground pool area with outdoor bathroom
- Attached 2-car garage
- Central vacuum system
- Great road frontage





# 5 BEDROOM FARMHOUSE

This spacious 5 bedroom, 4-1/2 bath layout also offers a large loft overlooking picturesque back forty views.





## 2 PONDS

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## SCREENED IN-GROUND POOL

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## METAL HANGAR/WORKSHOP

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## FENCED/GATED PASTURES

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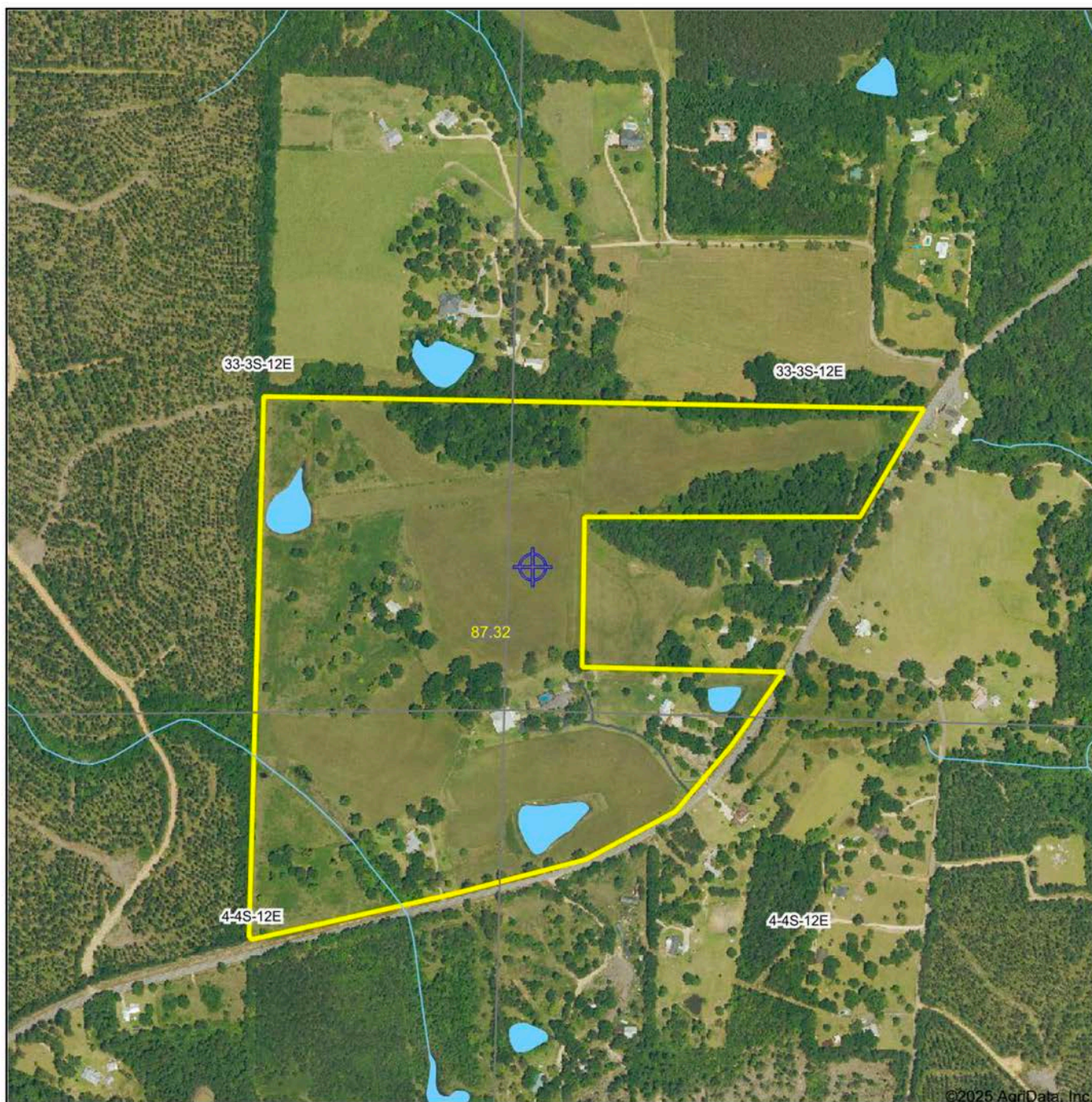
## THERMAL GREENHOUSE

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# AERIAL MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 30° 44' 18.86, -89° 59' 56.45

**33-3S-12E**  
**Washington County**  
**Louisiana**

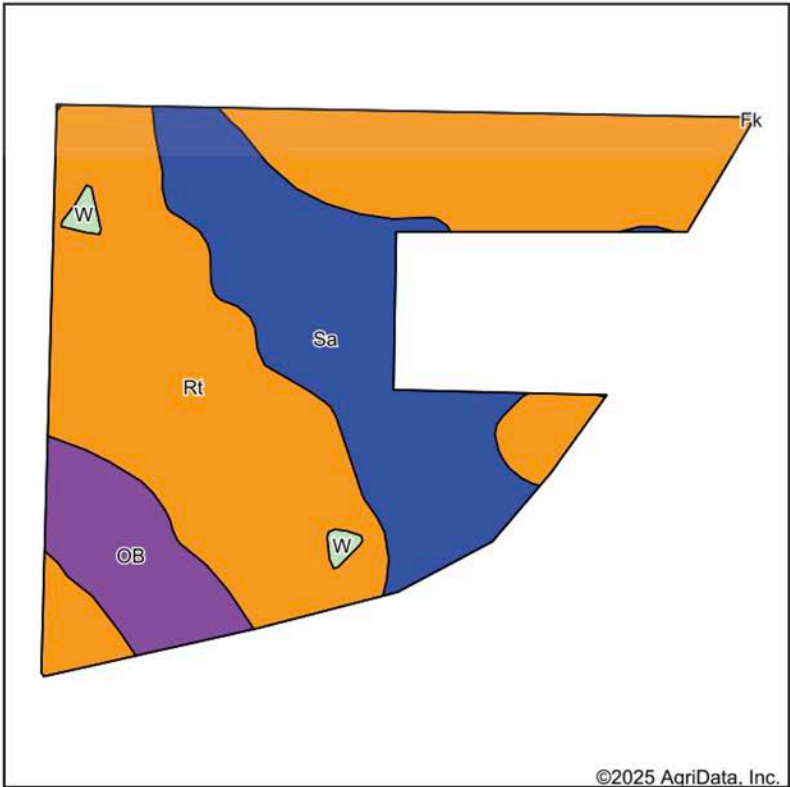
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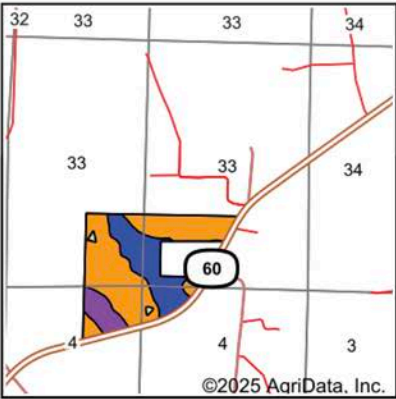
11/10/2025



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Louisiana**  
County: **Washington**  
Location: **33-3S-12E**  
Township: **District 13**  
Acres: **87.32**  
Date: **11/10/2025**



Maps Provided By:



Area Symbol: LA117, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM
Rt	Ruston fine sandy loam, 3 to 8 percent slopes	54.25	62.1%		> 6.5ft.	Ille	9.5	5.5	65	600		12	25	
Sa	Savannah fine sandy loam, 1 to 3 percent slopes	23.97	27.5%		1.9ft. (Fragipan)	Ile	9		75	650		8.5	35	8
OB	Ouachita, Bibb, and Jena soils, frequently flooded	8.40	9.6%		> 6.5ft.	Vw	7	7				9	30	7
W	Water	0.70	0.8%		> 6.5ft.									
Weighted Average						*-	9	4.1	61	551.2	*-	10.7	28	2.9

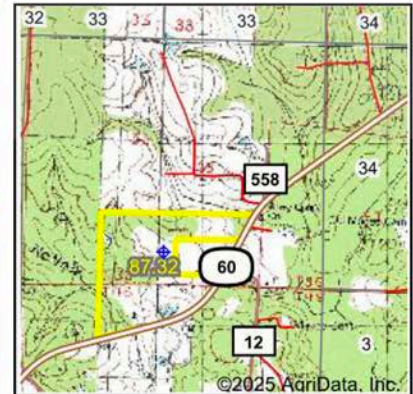
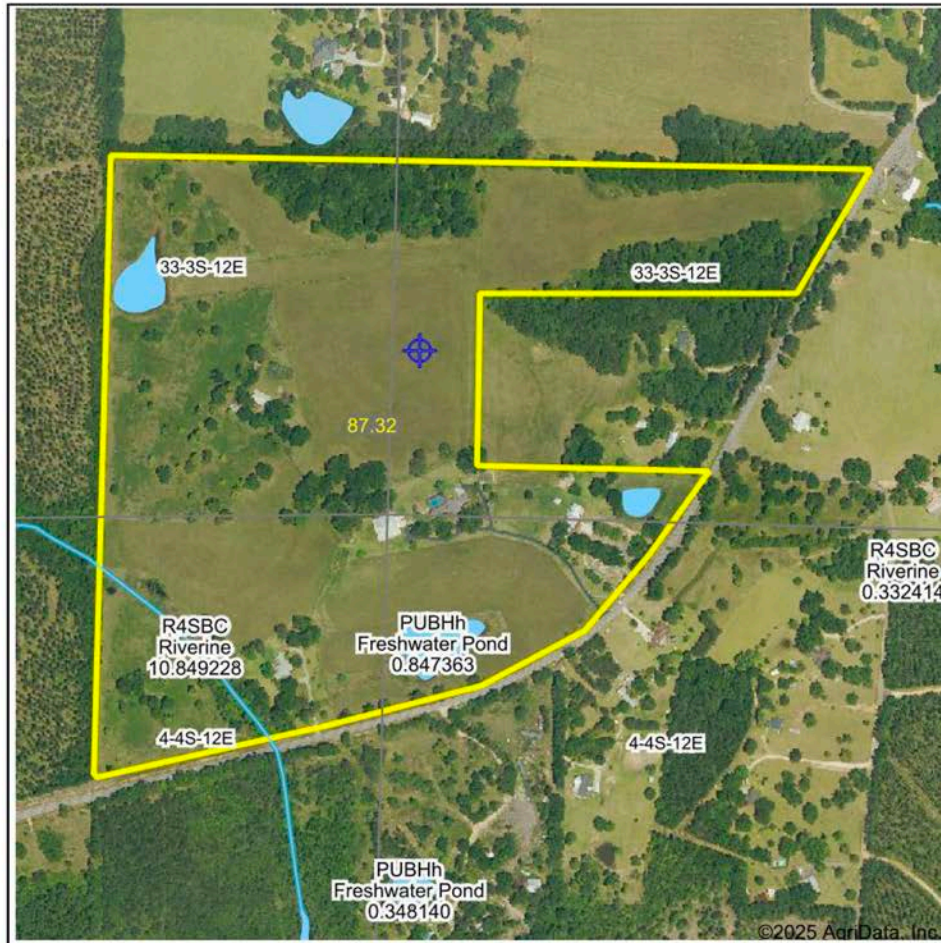
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



# WETLANDS MAP



State: **Louisiana**  
 Location: **33-3S-12E**  
 County: **Washington**  
 Township: **District 13**  
 Date: **11/10/2025**



Maps Provided By:



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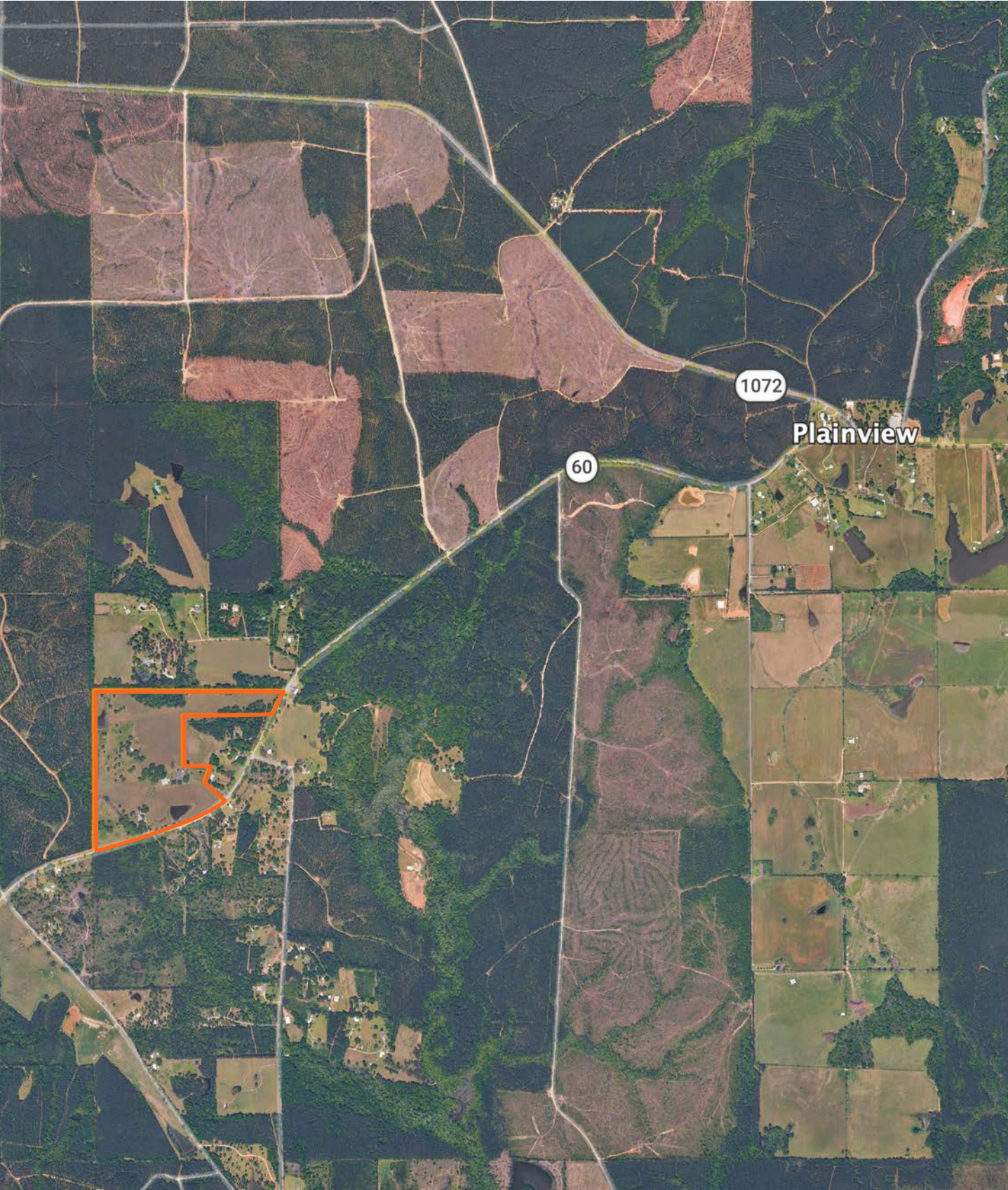
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Classification Code	Type	Acres
PUBHh	Freshwater Pond	0.85
R4SBC	Riverine	0.40
Total Acres		1.25

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# OVERVIEW MAP





# AGENT CONTACT

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Born and raised in Barataria, Louisiana, Rudy Brown is no stranger to the land, water, and wildlife that define the Gulf South. Now based in Marrero, Rudy brings decades of real-world experience in real estate, contracting, and outdoor living to his role as a Land Agent with Midwest Land Group. A lifelong hunter, fisherman, and outdoorsman, Rudy has spent years exploring and managing properties throughout Louisiana and Mississippi—including his own retreat in Port Gibson, MS.

Rudy's foundation in real estate began early, growing up as the son of a developer. He launched his career as a licensed real estate agent and contractor, where he learned the ins and outs of land acquisition, development, and sales. With a career rooted in sales and negotiation, Rudy brings unmatched professionalism, deep local knowledge, and an outdoorsman's intuition to every client interaction.

Known for his integrity, community service, and personalized approach, Rudy views land not just as property—but as a place where dreams are built. Whether you're buying your first hunting tract or selling a family farm, Rudy's commitment is simple: to help you find your sanctuary. He's not just selling land—he's helping clients find the place they'll never want to leave.



**RUDY BROWN,**

LAND AGENT

**985.231.3129**

[RBrown@MidwestLandGroup.com](mailto:RBrown@MidwestLandGroup.com)



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## MidwestLandGroup.com

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