

MIDWEST LAND GROUP PRESENTS

58.5 ACRES IN

SAINT HELENA PARISH LOUISIANA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL CATTLE OPERATION WITH HUGE POTENTIAL

Welcome to Hillsdale, a small community on the edge of the growing town of Amite, Louisiana. 255 JP Thomas Road is a 58.5 +/- acre working cattle farm that has much more to offer. Located just minutes from the I-55 corridor, two separate road frontages allow for multiple different use possibilities. Frontage on Highway 1045 gives future business access in a thriving area of Louisiana. Future needs for housing in the area make for possible development or subdivision. Access from JP Thomas Road allows for the homesite of inspiring cattle farmers.

With utilities already in place, majestic live oak trees could make a picturesque back porch view of your future herd. Live oak-lined, fully fenced pastures provide ample grazing for the current cow herd, which is currently producing 40-60 calves each year for sale to potential buyers. The area hosts multiple species of wildlife for the hunting enthusiast; deer, dove, rabbit, just to name a few of the frequent visitors. This property has unlimited potential and makes for a great investment.



PROPERTY FEATURES

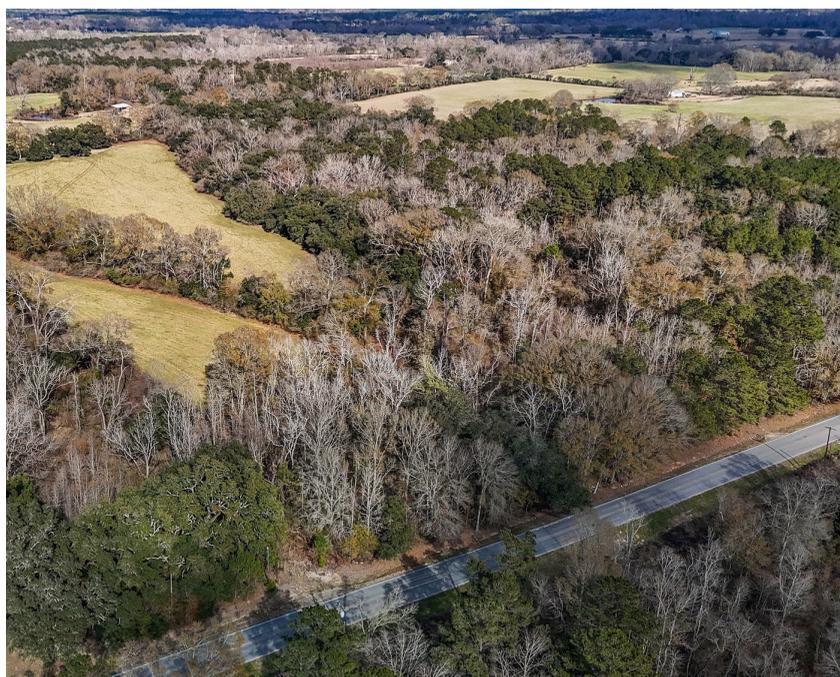
PARISH: **SAINT HELENA** | STATE: **LOUISIANA** | ACRES: **58.5**

- Current cattle operation
- Two separate road frontages
- Rolling oak-lined pastures
- Utilities already in place for future homesite
- Beautiful live oaks throughout
- Multiple investment opportunities
- Fully fenced with new fencing upgrades underway
- Fenced and gate-separated pastures
- X flood zone
- Minutes from the I-55 corridor

CURRENT CATTLE OPERATION



TWO ROAD FRONTAGES



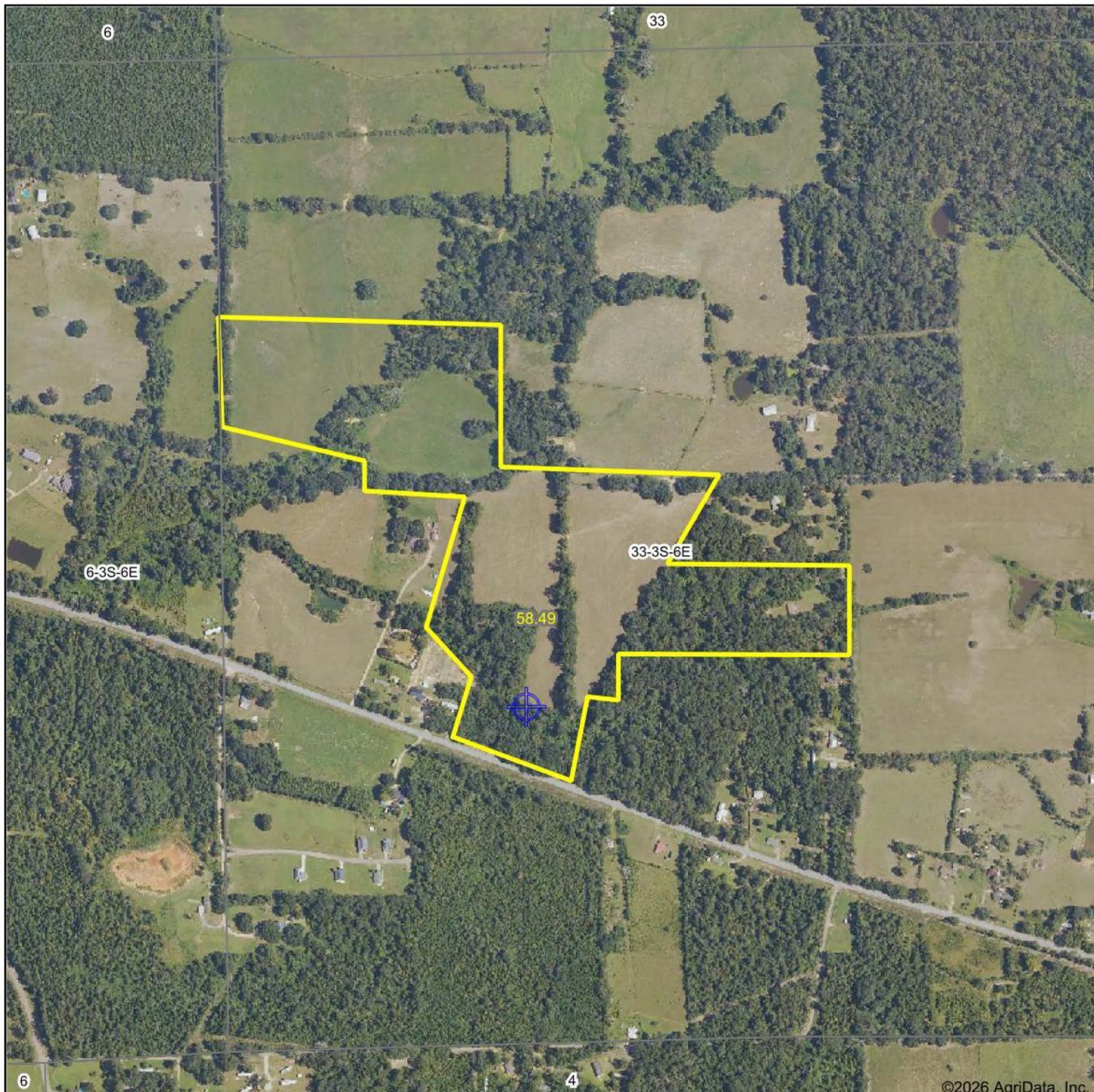
LIVE OAKS THROUGHOUT



FULLY FENCED



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' 37.69, -90° 36' 33.09

0ft 736ft 1472ft

33-3S-6E
St. Helena County
Louisiana



1/22/2026

FEMA REPORT MAP



Map Center: 30° 44' 37.5, -90° 36' 32.3
 State: LA Acres: 58.49
 County: St. Helena Date: 1/22/2026
 Location: 33-3S-6E
 Township: District 3



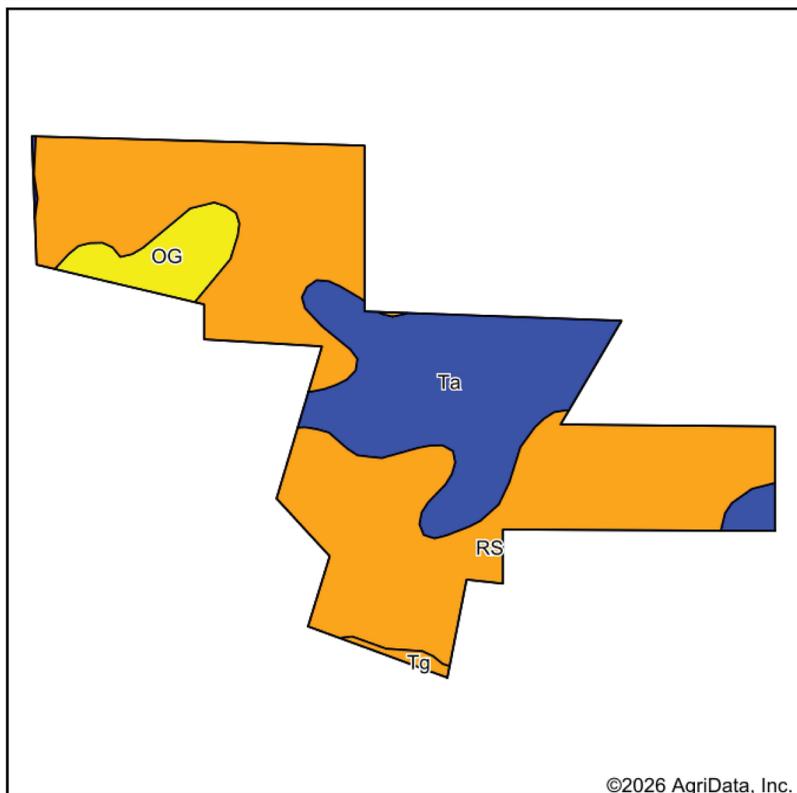
Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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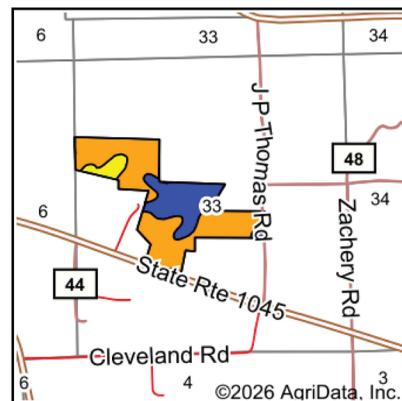


Name	Number	County	NFIP Participation	Acres	Percent
St. Helena Parish Unincorporated Areas	220161	St. Helena	Regular	58.49	100%
Total				58.49	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	54.05	92.4%	
A		100-year Floodplain	4.44	7.6%	
Total			58.49	100%	
Panel	Effective Date	Acres	Percent		
22091C0230B	4/2/2013	58.49	100%		
Total		58.49	100%		

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Louisiana**
 County: **St. Helena**
 Location: **33-3S-6E**
 Township: **District 3**
 Acres: **58.49**
 Date: **1/22/2026**



Maps Provided By:



Area Symbol: LA091, Soil Area Version: 18

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	
RS	Ruston-Smithdale association, 3 to 12 percent slopes	38.80	66.4%		> 6.5ft.	IIIe	9.5	5.5	70	650		12	30		
Ta	Tangi silt loam, 1 to 3 percent slopes	15.88	27.1%		2.1ft. (Fragipan)	Ile	8.5	6	65		30	12.5	25		
OG	Ouachita, Ochlockonee and Guyton soils, 0 to 3 percent slopes, frequently flooded	3.41	5.8%		> 6.5ft.	IVw	7	7				9	30		
Tg	Tangi silt loam, 3 to 8 percent slopes	0.40	0.7%		2.1ft. (Fragipan)	IIIe	8	5.5	60		25	12	20		
Weighted Average							2.79	9.1	5.7	64.5	431.2	8.3	12	28.6	0.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

AGENT CONTACT

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.



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