

MIDWEST LAND GROUP PRESENTS

30.22 ACRES IN

TANGIPAHOA PARISH LOUISIANA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT INVESTMENT, GREAT HOMESITE, GREAT AREA

If you're looking for a great opportunity to enjoy rural living that's still close to all the amenities, you need to look no further! With approximately a quarter mile of frontage on Highway 10, these 30.22 +/- acres have endless possibilities. At the corner of Highway 10 and Oak Ridge Church Road, you'll enjoy black-top road access from two sides. Having an even mixture of pasture and mature timber allows recreational use in your future

backyard. A winding creek drain runs up the west side of the property, opening into cleared undergrowth which gives way to picturesque views of ageless oaks and pines. Two wells and power are already in place to offer immediate homesite potential. The old house and garage are in disrepair and could be repurposed with lots of TLC. They provide no value for the sale.

PROPERTY FEATURES

PARISH: **TANGIPAHOA** | STATE: **LOUISIANA** | ACRES: **30.22**

- Quarter mile of frontage on Highway 10
- Corner acreage with blacktop road frontage on both sides
- Mixed mature timber
- Partially fenced pastures - repairs would fully enclose easily
- 15 minutes from Interstate 55 (Arcola Exit)
- Nicely cleared undergrowth already set up for the avid deer hunter
- Native fruit trees attract many species of wildlife
- 2 wells in place on the property
- Power already in place
- Ample highway frontage allows for multiple homesite possibilities



HIGHWAY 10 FRONTAGE



MIXED MATURE TIMBER



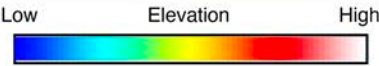
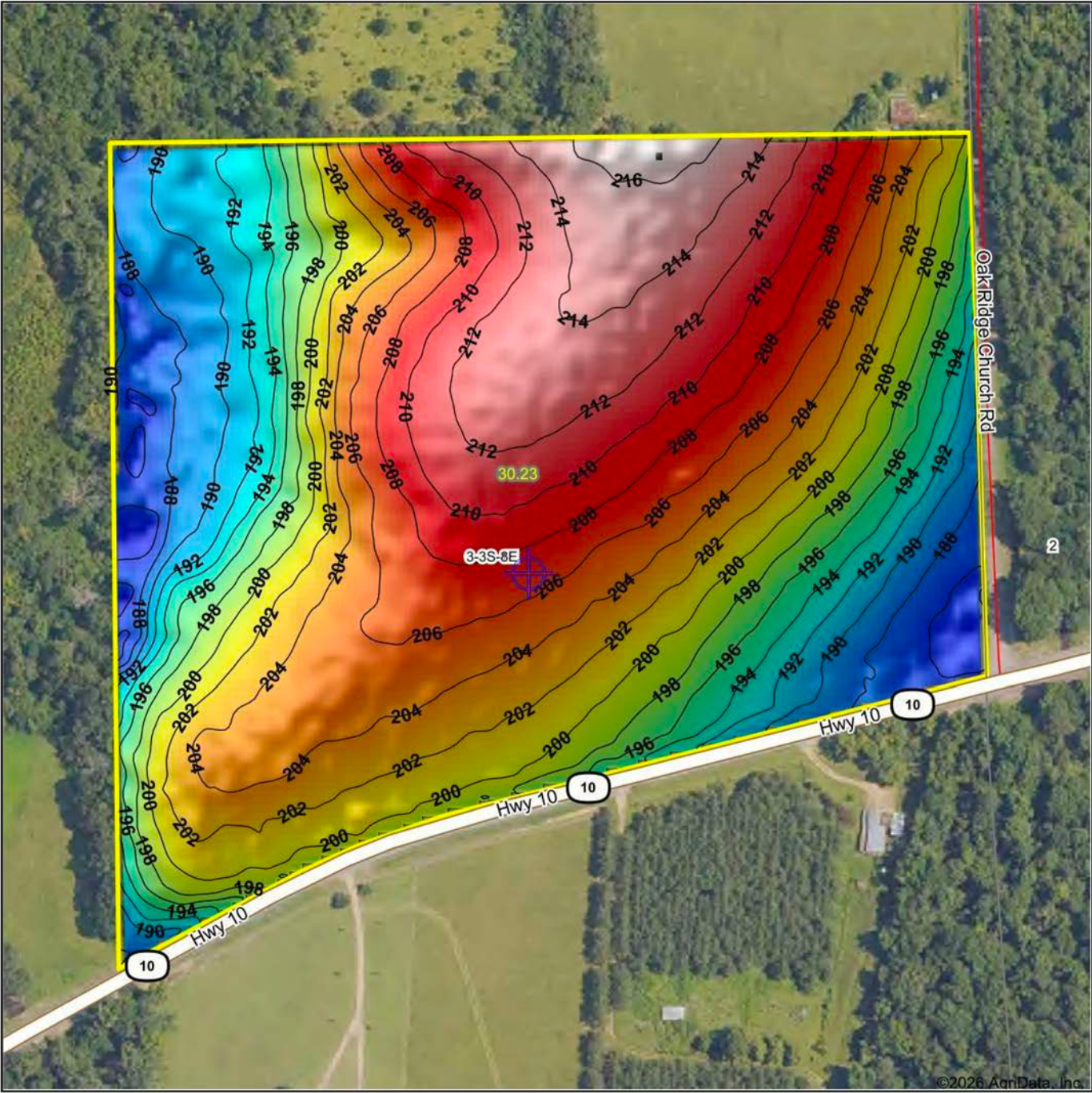
PARTIALLY FENCED PASTURES



WINDING CREEK DRAIN



HILLSHADE MAP



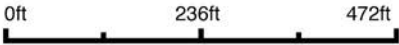
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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

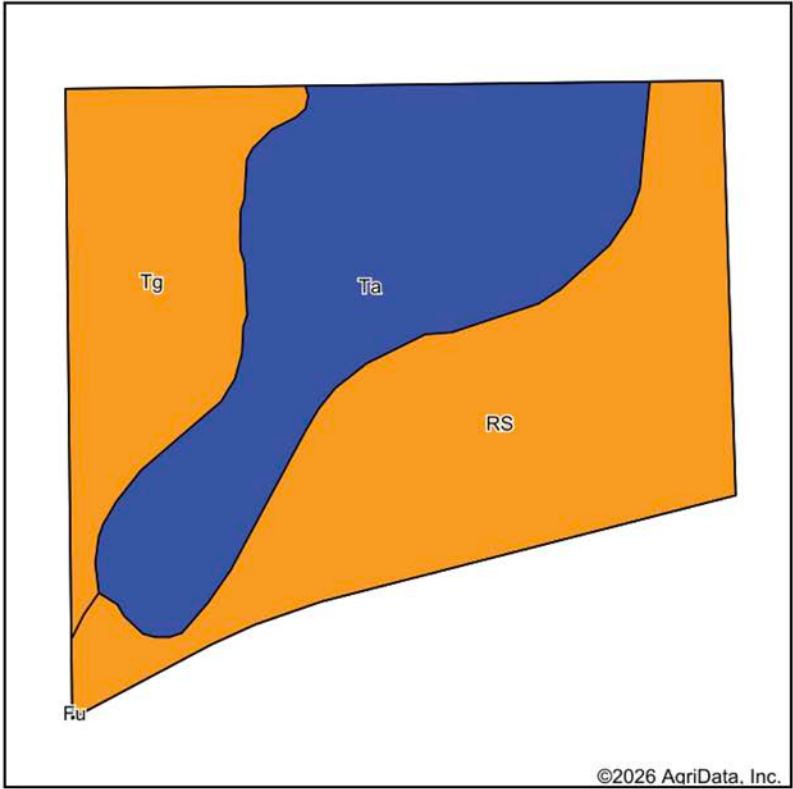
Source: USGS 3 meter dem
Interval(ft): 2
Min: 184.6
Max: 217.3
Range: 32.7
Average: 202.0
Standard Deviation: 8.04 ft



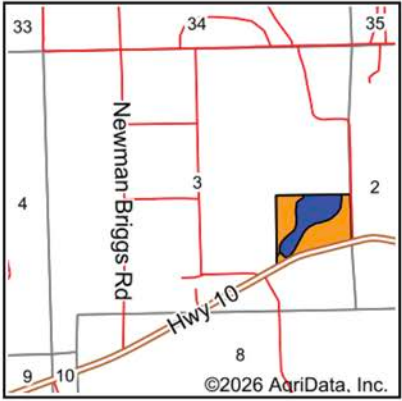
3-3S-8E
Tangipahoa County
Louisiana

Boundary Center: 30° 48' 57.47, -90° 22' 56.68

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Louisiana**
County: **Tangipahoa**
Location: **3-3S-8E**
Township: **District 2**
Acres: **30.23**
Date: **7/16/2026**



Maps Provided By:

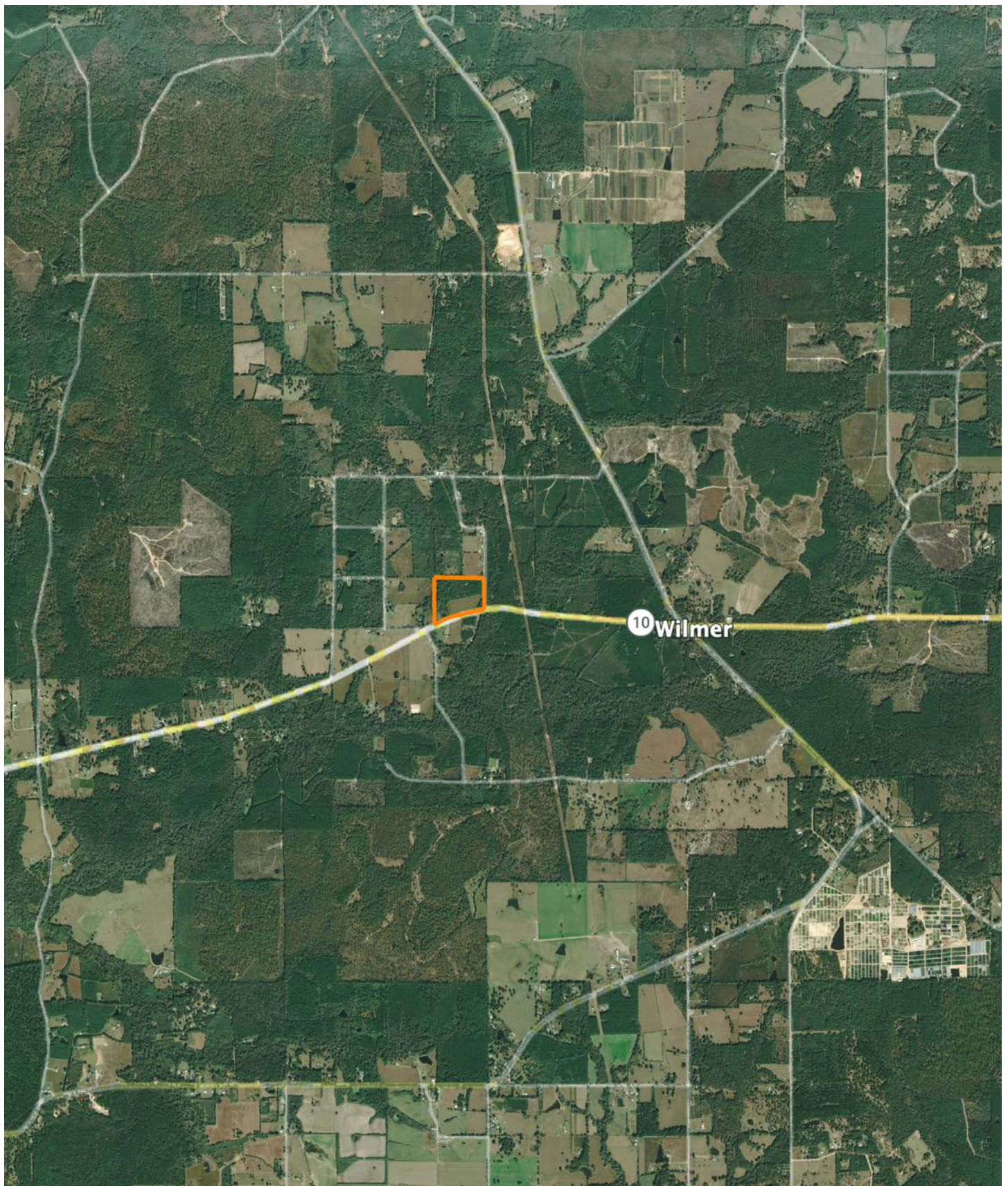


Area Symbol: LA105, Soil Area Version: 19															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Soybeans Bu	Wheat Bu	
RS	Ruston-Smithdale association, 3 to 12 percent slopes	12.43	41.1%		> 6.5ft.	Ille	9.5	5.5	70	650		12	30	45	
Ta	Tangi silt loam, 1 to 3 percent slopes	11.40	37.7%		2.1ft. (Fragipan)	Ile	8.5	6	65		30	12.5	25		
Tg	Tangi silt loam, 3 to 8 percent slopes	6.40	21.2%		2.1ft. (Fragipan)	Ille	8	5.5	60		25	12	20		
Weighted Average						2.62	8.8	5.7	66	267.3	16.6	12.2	26	18.5	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



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.



RUDY BROWN,

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