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July 15, 2025

WINN PARISH LAND FOR SALE

BEAUTIFUL HUNTING/TIMBER PROPERTY NEAR WINNFIELD

LOCATION: This property is located approximately 1 mile North of Winnfield in the Port Deluce River Bottom. It is approximately 1 hour from Alexandria and 1 ½ hours from Shreveport.

DETAILS: This is a unique property, offering both hunting and timber revenue opportunities. The Port DeLuce' Creek traverses through the property and the planted hardwood and pine timber is approximately 30 years old. This property uniquely has 2.5 miles of 50' lanes for hunting, wildlife viewing, and access. This tract is set-up for wildlife food plots with the lanes providing 8-10 acres for planting

This beautiful bottomland tract offers hunting for deer, ducks, turkeys, squirrels, and feral hogs.

ACCESS: The tract is accessed from the Horseshoe Road which is a blacktop road. Once into the tract there is an extensive trail system throughout the tract.

LEGAL DESCRIPTION: A 106.366-acre tract known as tract 1 (per survey) situated in that portion of the NE/4, SE/4 of the NW/4 and the SW/4 of the NW/4 of Section 13; Township 11 North, Range 3 West; Winn Parish, Louisiana.

TIMBER: The timber is mixed planted hardwood/pine timber that is approximately 30 years old and ready for a timber thin. The stand has a high percentage of good quality red oak species, ranging from pulpwood size to sawtimber.

UTILITIES: Available



MINERALS: This property is offered for sale with the seller reserving all (100%) of the mineral rights (oil, gas and associated hydrocarbons).

PRICE: **\$276,551**

SHOWING IS BY APPOINTMENT ONLY. FOR MORE INFORMATION OR TO SCHEDULE A SHOWING CALL GLENN AUSTIN (LISTING AGENT) AT THE NUMBERS SHOWN ABOVE.

VISIT OUR WEBSITE: www.forestland.com

INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED

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