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NATCHITOCHES PARISH LAND FOR SALE

BEAUTIFUL HUNTING/FISHING PROPERTY ON SALINE LAKE, NEAR WINNFIELD

LOCATION: This property lies approximately 4 miles south of Goldonna, adjacent to the upper reaches of Saline Lake. It's about 30 minutes from Natchitoches and roughly an hour from Shreveport, offering a convenient yet secluded setting.

The camp's physical address 1283 Cosa Road, Goldonna, LA, though Cosa Road is a private access road that crosses other properties. Visitors should not rely solely on GPS navigation to reach the site; directions will be provided upon request.

DETAILS: This unique property is truly one of a kind, featuring a rustic 4-bedroom camp paired with a fully furnished cook shed—perfect for entertaining family and friends. In addition, there are three metal barns and storage buildings for equipment and supplies.

With 4,600 feet of frontage on picturesque Saline Lake, this tract offers endless opportunities for recreation. Roughly 60 acres lie within the lake itself, yet a thoughtfully designed road system provides year-round access—including a private boat launch on Saline Bayou when the lake is drained.

Hunting opportunities abound, with excellent deer, turkey, and feral hog hunting, along with waterfowl hunting that is exceptionally secluded due to the difficulty of accessing this portion of the lake. If you like to fish, you'll love it here - crappie (white perch), largemouth bass, and catfish are plentiful. A private on-site boat launch makes it easy to access the lake, while a pier and covered boat shed just behind the camp provide convenient access to your boat for running yo-yo lines.

Whether you envision a rustic hunting and fishing camp, a family retreat, or a scenic rural homesite, this property offers unmatched versatility and recreational value.



ACCESS: The tract is reached from Goldonna Road onto Cosa Road, a private road that ends at the property. This road has served as the historical access for many years. While the access is not deeded, it has never presented an issue for the current or past owners, and it continues to provide reliable entry to the property.

LEGAL DESCRIPTION: 119 acre +/-, being the South $\frac{1}{2}$ of Southeast $\frac{1}{4}$; and the Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$, less and except 1 acre (per survey) sold to David W Morgan, et ux; Section 9; Township 11 North, Range 5 West; Natchitoches Parish, Louisiana.

Also being conveyed is that portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10; Township 11 North, Range 5 West lying in Natchitoches Parish, Louisiana. Our mapping software shows this to be approximately 20 acres, but this is only an estimate.

UTILITIES: Electric service is provided by Southwestern Electric Power Company (SWEPCO). To confirm availability for your intended use, we recommend contacting them.

Water is furnished by a private well and wastewater is handled through an on-site septic system - offering reliable, independent utility services without municipal connection requirements. A back-up generator with a propane tank is a plus on this property.

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

PRICE: \$325,000.00

DISCLOSURES: 1) Acreage: Most of the acreage figures provided were taken from the recorded deed. The portion described as "Section 10 lying in Natchitoches Parish" was estimated using mapping software. None of the acreage figures, including the estimated area lying within the lake bed, are guaranteed. 2) Flooding: Lake levels fluctuate periodically, and due to the bottomland nature of parts of this tract, occasional flooding should be expected.

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

VISIT OUR WEBSITE: www.forestland.com

INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED

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