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## WINN PARISH LAND FOR SALE

### HIGH VALUE TIMBERLAND AND HOME SITE TRACT NEAR WINNFIELD

**LOCATION:** This property is located approximately 3 miles southwest of Winnfield on LA Highway 34. It is approximately one hour from Alexandria and 45 minutes from Natchitoches .

**PROPERTY OVERVIEW:** This well-located timber and recreational tract offers a strong combination of usable acreage, road frontage, and long-term investment potential. With approximately 3,500 feet of frontage along LA Highway 34, the property provides excellent accessibility and a solid foundation for a variety of future uses, including residential, recreational, or land investment purposes.

The tract is primarily timbered and supports good, consistent hunting opportunities, with established populations of deer, turkey, and feral hogs. The layout of the property and surrounding landscape provide a solid foundation for wildlife use, with excellent opportunities for future habitat improvements such as food plots, stand locations, internal trail systems, and water sources, allowing a new owner to enhance and customize the property for specific wildlife management goals.

The tract exhibits a high site index, supporting strong long-term timber growth, and is located within a reasonable haul distance of several regional wood-using mills.

**BOUNDARIES & SURROUNDING LAND:** The property borders the **Kisatchie National Forest** on the south side, offering additional seclusion, expanded outdoor experience, and some protection against incompatible neighboring development.

**INFRASTRUCTURE & ACCESS FEATURES:** A pipeline easement traverses the property, creating open travel corridors that naturally lend themselves to food plot development, internal access, and well-positioned stand locations. The corridor also improves visibility and movement across the property.



A particularly attractive feature of this tract is that two smaller sections of the property lie across LA Highway 34, naturally creating potential division points. This configuration offers flexibility for future subdivision, phased resale, or family land planning, while allowing the core tract to remain intact for timber and recreational use.

**TOPOGRAPHY & SOILS:** The terrain consists of gently rolling to moderately sloping topography, offering multiple potential pond or small lake sites across the property.

Sacul and Savannah fine sandy loam soils dominate much of the tract and typically provide good operability for timber harvesting, allowing access and logging activities during most times of the year except during the wettest seasonal conditions. This soil profile also supports strong timber growth and long-term land management flexibility.

**OVERALL PROPERTY SUMMARY:** Overall, this property represents a versatile land ownership opportunity with strong fundamentals — road frontage, merchantable timber, recreational use, and long-term flexibility — making it well suited for buyers seeking both near-term enjoyment and long-range investment potential.

**ACCESS:** The tract is accessed directly from LA Highway 34, a blacktop road. Approximately 3,500 feet of frontage provides multiple potential access points to the property. This frontage allows for efficient timber operations, as well as multiple potential home site locations.

**LEGAL DESCRIPTION:** 155 Acres in the SE/NE, NE/SE, and S/2 of SE/4, Section 4, Township 10 North, Range 3 West, Winn Parish, Louisiana. .

**TIMBER:** The property contains planted, genetically improved loblolly pine, most of which is approximately 30 years old and is ready for a timber thinning or final harvest.

Mature timber encompasses approximately 111 acres of the tract, with an additional 44 acres in 2-year-old planted pine.

Sacul and Savannah fine sandy loam soils over most of the tract should allow logging in all but the wettest portions of the year.

**UTILITIES:** Community Water, Electricity, and Fiber Optic are Available.

**MINERALS:** This property is offered for sale with the seller reserving 50% of the mineral rights (oil, gas, and associated hydrocarbons).

**PRICE:** \$596,750

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

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**\*INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED\***

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