



Kevin Daugherty  
P.O. Box 382  
Urania, Louisiana 71480  
Phone: (318) 312-1240  
E-mail: kevin@forestland.com

Land & Timber Specialists  
[www.forestland.com](http://www.forestland.com)

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real estate brokerage!*

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## WINN PARISH LAND FOR SALE HIGH-VALUE TIMBER WITH RURAL HOMESITE POTENTIAL

**42 +/- ACRES**

**DETAILS:** This very rural property is located between Olla and Sikes, Louisiana, just off LA Highway 126, with approximately 1,500 feet of frontage on Jim Tom Mayes Road. The tract is priced with consideration given to the volume and quality of standing timber, making it well suited for buyers seeking both land ownership and existing timber value. A meaningful portion of the property's overall value is represented by the mature pine and hardwood timber currently on the tract.

The tract offers an excellent combination of productive timberland, recreational use, and long-term land investment potential. The property supports a well-stocked stand of mature pine and hardwood timber, within reasonable haul distance to multiple area mills, positioning it well from a harvest and management standpoint.

The parish gravel road frontage provides good access for timber harvests and general property use. The land features gently rolling terrain and fine sandy loam soils that are moderately well drained, contributing to good logging conditions throughout much of the property. In addition to its timber value, the property offers good hunting opportunities.

While the location is remote, the tract does offer potential for one or more secluded home or campsites for those seeking privacy, quiet, and a true "off-the-grid" setting. Overall, this is a well-rounded rural property suited for timber investors, recreational buyers, or landowners looking for a peaceful piece of productive ground with beautiful timber.

**LEGAL DESCRIPTION:** Public records describe the tract as containing approximately 44 acres; a survey plat provided by the seller reflects a surveyed acreage of 42.049 acres. **Buyers should verify acreage to their own satisfaction.** The following legal description is excerpted from an Act of Donation dated July 15, 2020, recorded in Book 323, Page 840 of the Conveyance Records of Winn Parish, Louisiana.



All of that part of the North Half of the Southwest Quarter of the Southeast Quarter, Section 21, Township 12 North, Range 1 East, lying and being South and West of the North side of the Hinton Camp Road, said road traversing the Southwest corner of said 20; ALSO the South Half of the Southwest Quarter of the Southeast Quarter of Section 21, Township 12 North, Range 1 East, SAVE AND EXCEPT: 2 acres belonging to T. F. Gough, being 70 yards East and West by 140 yards North and South, adjacent to and South of Hinton Camp Road and adjacent to the West line of said 20, the property conveyed herein amounting to 21 acres, more or less.

And

North 23 acres of the Northwest Quarter of the Northeast Quarter of Section 28, Township 12 North, Range 1 East, Winn Parish, Louisiana.

**TIMBER:** The property supports a mature stand of pine and hardwood timber, offering flexibility for continued management, harvest, or enjoyment as a heavily forested tract.

A timber volume estimate has been prepared by the listing broker based on field sampling and professional judgment. This estimate is provided for informational purposes only and is not a guarantee of timber volume or value. Actual harvested volumes and values may vary due to market conditions, utilization standards, logging methods, and operational considerations. Prospective buyers are encouraged to conduct their own due diligence.

**ACCESS:** The tract is accessed directly from the Jim Tom Mayes Road, a parish gravel road. Approximately 1,500 feet of frontage allows for practical timber operations, as well as potential home site locations.

**UTILITIES:** Community water and electricity are believed to be available. Buyers should confirm availability for their intended use

**MINERALS:** The seller intends to retain mineral ownership (oil, gas, and associated hydrocarbons). Any modification to the mineral ownership, if applicable, will be addressed in the purchase agreement.

**PRICE:** \$189,000.00

**DIRECTIONS:** From the intersection of LA Highway 126 and Jim Tom Mayes Road, travel south on Jim Tom Mayes Road approximately 500' to the north boundary of the property.

FOR MORE INFORMATION CONTACT KEVIN DAUGHERTY AT THE NUMBER OR EMAIL ADDRESS SHOWN ABOVE.

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

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