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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 HWY 34. It is approximately 1 hour from Alexandria and 45 minutes from Natchitoches.

DETAILS: This is an excellent timber and hunting tract with multiple home site locations. With approximately 3,800 feet of frontage along Louisiana Highway 34, the property offers excellent access and potential for multiple homesite locations. Hunting opportunities are good for deer, turkey, and feral swine. A pipeline traverses the tract creating ideal locations for deer stands and food plots. The rolling topography provides several potential sites for pond construction for recreational fishing and to support wildlife habitat. The property borders an 80-acre tract of Kisatchie National Forest, adding adjoining public land and enhancing the recreational appeal of the tract. Due to its location away from public roads, this National Forest tract likely receives relatively little public pressure, which can be beneficial to adjoining landowners.

ACCESS: The tract fronts Louisiana Highway 34, a paved state highway. The highway frontage provides multiple points of access and allows convenient entry for timber operations or potential home sites.

LEGAL DESCRIPTION: 126 ± acres, being that portion of the East ½ of Section 4, Township 10 North, Range 3 West, Winn Parish, Louisiana, lying east and south of the right-of-way of Louisiana Highway 34, LESS AND EXCEPT all that part of the Northwest ¼ of the Southeast ¼ lying east and south of Louisiana Highway 34, containing approximately 3 acres, more or less.

ACREAGE DISCLOSURE: Acreage is approximate and derived from mapping sources rather than a survey. This tract is being offered as a portion of a larger tract.

TIMBER: The timber is planted genetically improved loblolly pine that is approximately 30 years old and ready for a timber thin or final harvest. Mature timber encompasses approximately 80 acres of the tract and 2-year-old planted pine encompasses 46 acres.



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

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

PRICE: \$485,100

SHOWING IS BY APPOINTMENT ONLY. 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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