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Land & Timber Specialists
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WINN PARISH LAND FOR SALE

Mature Timber, Highway Frontage & Homesite Potential

39 +/- ACRES

DETAILS: This 39.39-acre surveyed tract is located on LA Highway 127 in eastern Winn Parish, approximately 11 miles west of Olla. The property offers approximately 690 feet of highway frontage and combines mature timber, hunting and recreational opportunities, and potential for a rural home or campsite. The tract is almost entirely wooded with an attractive natural stand of mixed pine and hardwood timber.

The property has plenty of high ground suitable for a home or camp, along with a good system of existing trails and rough roads that provide access throughout much of the tract. Two existing entrances from LA Highway 127 provide convenient access. The property's configuration and highway frontage also provide flexibility for future division into two parcels, each having substantial highway frontage and its own existing entrance. Although conveniently accessible from a state highway, the property is in a very rural and lightly populated area, offering a peaceful setting with plenty of privacy and seclusion for someone looking for a country homesite, hunting property, or weekend retreat.

LEGAL DESCRIPTION: Approximately 39.39 acres, more or less, consisting of four contiguous surveyed tracts situated in Section 15, Township 12 North, Range 1 East, Winn Parish, Louisiana, as shown on surveys prepared by Jordan, Kaiser & Sessions Consulting Civil Engineers dated April 11, 1986, and May 7, 1986.

ACCESS: Two existing entrances, one on each side of the highway, provide direct access to both portions of the property and the interior trail system.

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



TIMBER: According to the landowner, the previous timber stand was harvested in 1989, with the present natural stand developing following that harvest. The stand is therefore approximately 37 years old and consists of a mixture of pine and hardwood timber. Much of the pine is currently in the chip-n-saw and sawtimber size classes. The stand was commercially thinned approximately 14 years ago.

ForestLand Associates conducted a timber inventory on the property in August 2026 using a 10% systematic sample. Estimated merchantable timber volumes are shown on the attached timber inventory summary.

MINERALS: The property is being offered for sale with the sellers reserving 50% of the mineral rights (oil, gas, and associated hydrocarbons). The remaining 50% will be conveyed to the purchaser.

PRICE: \$128,000.00

DIRECTIONS: From the intersection of West Front Street (LA Highway 124) and LA Highway 127 in Olla, travel west on LA Highway 127 approximately 11 miles to the east boundary of the property. The property is located on both sides of LA Highway 127.

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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