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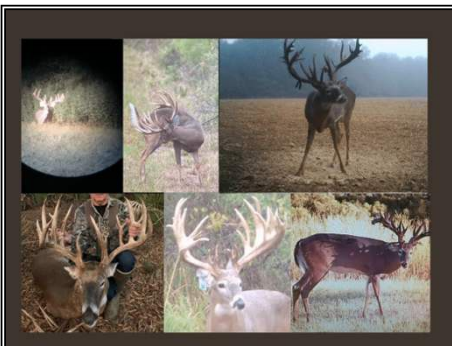
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**SOUTHERN
STATES REALTY**



4250 Hwy 135, Mangham, LA



620 +/- Acres High Fence with Lodge - Trophy Whitetails, Secure Facility, Custom Lodge, 30 Minutes from Regional Airport - This tract is ready to hunt with established food plots, lanes, and stands throughout. Since the installation of the high fence in 2009, creating a genetically superior herd has been at the heart of the property's management practices. This property has been producing trophy whitetails with traceable bloodlines for over 13 years. The property has historically been hunted by a single owner along with select guests. As the owner, you could utilize the property for private hunting, outfitting, or as a member only club. 400 inch + bucks and even a record breaking 505 inch Boone and Crockett gross scoring buck have been harvested at Mercer Ranch. Multiple 200 inch to 300 inch bucks are hunted on the property annually. Additional genetic information is available upon request. Unwind after the hunt in the designer lodge. The open living and dining area features a central stone fireplace and nearly 360 degree views of the property. There is also a Generac backup generator that is ready to power the full lodge. The 40' X 80' barn with equestrian stalls as well as a separate metal building for covered equipment storage are a short walk from the main lodge. Antler Shed box stands are strategically located throughout the property along with game and security cameras. The "northern adjacent 444+/- acre" and "southern adjacent 360 +/- Acre parcels" are also available for sale. Purchase in any combination or all together totaling 1424 +/- acres.

- **HUNTING LODGE & LAND**
- **PRIVATE GATED AREA**
- **TROPHY WHITETAIL HUNTING**
- **OUTFITTING POTENTIAL**
- **PROVEN WHITETAIL GENETICS**
- **30 MINUTES FROM MONROE, LA**

32.278536, -91.871887 GPS

\$5,850,000

**620 Acres
MLS #204998
UC #23042-20499**

