



# SOUTHERN STATES REALTY



Hunting land for sale in Catahoula Parish, LA. The Dawes River Ranch is a 697+/- acre turnkey high fence ranch. The ranch is made up of a beautiful 4 bed, 2 bath, 2700sqft lodge overlooking the Ouachita River with a 3600 sqft equipment shed right behind it. When you leave the lodge and head into the property you will first notice an area right behind the lodge where a large dove field could be created. The large bottomland hardwoods that make up the heart of the tract are beautiful and give you the "wild" feel. You can sit in your box stand and see 25+ deer a hunt in the large green food plots. There is also a large well fed duck hole that would provide world class waterfowl opportunity on top of the opportunity in the bottomland slough timber holes. The ranch not only presents whitetail and waterfowl hunting, but there are also a number of Axis deer inhabiting the ranch providing more recreational and conservation opportunities. The Ouachita River has a history of providing top notch white perch, bass, and catfish as well as afternoon boat cruises with the family. The owners are including all of the equipment comprising of 3 tractors, 3 side by sides, a lawn mower, a dozer and a forklift as part of the sale. You can leave the closing and step into a fully operational high fence ranch. Whether you're looking for a great place to get away with family or a recreational investment, the Dawes River Ranch is the first place to look. Call us today to set up your private showing.

1891 Kidron Road, Harrisonburg,

31.807478, -91.785692 GPS



691 Acres  
MLS #138094  
UC #23042-38094  
**\$2,300,000**



**Slade Priest**  
sladepriest1@gmail.com  
Office: (601) 250-0017  
Cell: (601) 888-0094  
SouthernStatesRealty.com



**Peyton Wilson**  
peytonwilson356@yahoo.com  
Office: (601) 250-0017  
Cell: (337) 356-3298  
SouthernStatesRealty.com