



# Slade Priest

sladepriest1@gmail.com  
Office: 601.250.0017  
Cell: 601.888.0094  
SouthernStatesRealty.com



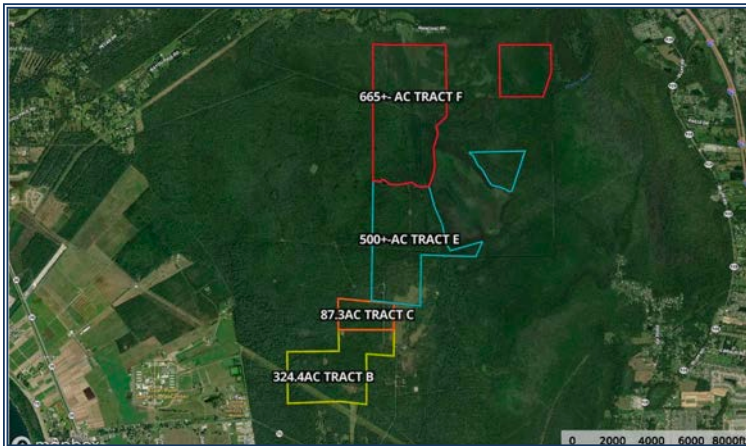
# SOUTHERN STATES REALTY



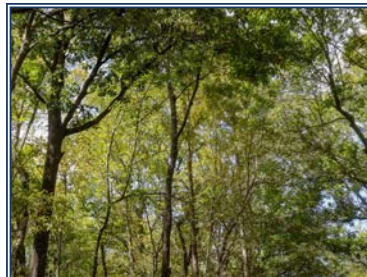
Small land tract for sale just south of Baton Rouge. Welcome to Spanish Lake tract C. Spanish Lake tract C is 87+- acres of true southern Louisiana recreational land. Being only 15 minutes from Tiger Stadium, a small tract at this price point like this is a super rare find. This tract features large bottomland hardwood flats, swampy cypress sloughs, and a ton of game. There is a high and dry internal road system that leads you through the property. The tract features deer, duck and all types of small game hunting. Just imagine, killing a limit of ducks in the morning and making it to the tailgate at Tiger Stadium in time for breakfast. This tract is so much more than just a recreational or timber investment. Being free of any government programs or mitigation, this tract has unlimited upside for tax write offs and mitigation banking. If you're looking for a small tract in the Baton Rouge area, you need to check out Spanish Lake. Opportunities for small tracts like this in this area are unheard of. Call us today to setup your private showing of this unbelievable property.

## 3 Natalbany Road, St. Gabriel, LA

## 32.275091, -91.051600 GPS



- Near Baton Rouge
- Hardwood Hunting Land
- Deer & Duck Hunting
- Big Bucks in Baton Rouge
- Mitigation Banking Louisiana
- Recreational and Timber Investment
- High and Dry Internal Road System
- 15 Minutes from Tiger Stadium



# \$350,000

## 87.3± Acres MLS #140558



### #HUNTINGLANDMAN