



Slade Priest

sladepriest1@gmail.com

Office: 601.250.0017

Cell: 601.888.0094

SouthernStatesRealty.com



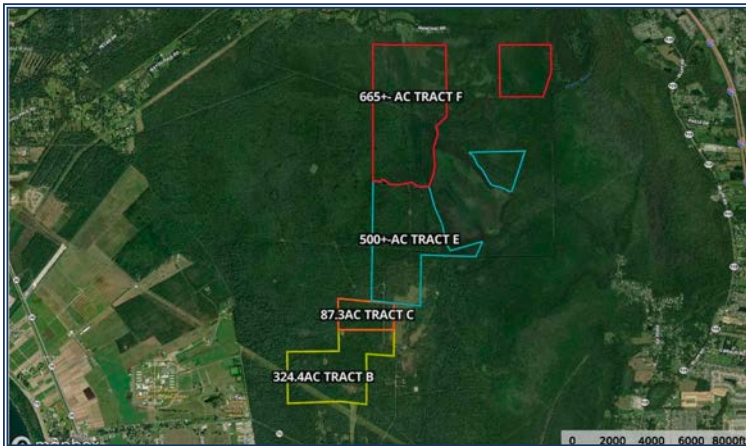
**SOUTHERN
STATES REALTY**



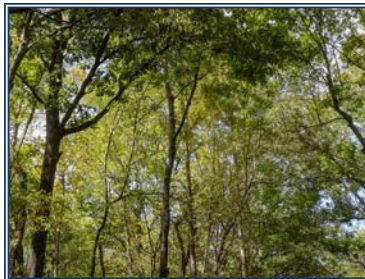
Small land tract for sale just south of Baton Rouge. Welcome to Spanish Lake tract C. Spanish Lake tract C is 87+- acres of true southern Louisiana recreational land. Being only 15 minutes from Tiger Stadium, a small tract at this price point like this is a super rare find. This tract features large 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