



Slade Priest

sladepriest1@gmail.com

Office: (601) 250-0017

Cell: (601) 888-0094

SouthernStatesRealty.com



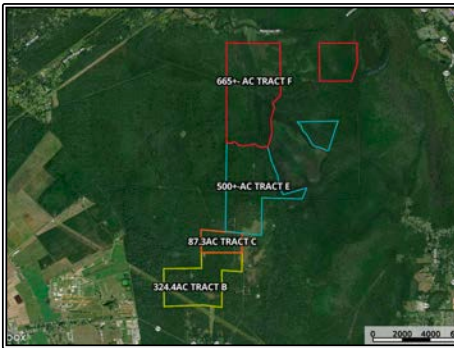
**SOUTHERN
STATES REALTY**



Large land tract for sale just south of Baton Rouge. Welcome to Spanish Lake Tract F. Spanish Lake Tract F is 665+- acres of true southern Louisiana recreational land. Being only 15 minutes from Tiger Stadium, a large tract like this is a super rare find. This tract features large bottomland hardwood flats, swampy cypress sloughs, and a large duck lake known as Spanish Lake. 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 large tract in the Baton Rouge area, you need to check out Spanish Lake. Opportunities for large tracts like this in this area are unheard of. Call us today to setup your private showing of this unbelievable property.

5 Natalbany Road, St. Gabriel, LA

30.300793, -91.044114



\$2,500,000

**665[±] Acres
MLS #140560**



#HUNTINGLANDMAN