



Casey Valentine
 caseylandpro@gmail.com
 Office: (601) 250-0017
 Cell: (318) 312-1181
 SouthernStatesRealty.com



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Welcome to River Bend, a 550-acre hunting tract that offers great views, big deer, and a 2 bed 1 bath camp on the Ouachita River. This 550-acre property is very secluded with over two miles of Ouachita River frontage. The owner has confirmed that the property does not flood. River Bend consists of 300 acres of CRP paying the new owner \$21,000 over the next twelve years and 200 acres of mature hardwoods that will bring the new owner immediate income once thinned. The previous owners have strictly managed this property with year around feeding, big food plots, and deer stands with easy access. The 200 acres of hardwoods could easily be transitioned into a duck hunters paradise after a thinning. The camp on the property has not been used, with a little work the new owners could have a nice camp overlooking the Ouachita River. If you are looking for a turnkey hunting property with immediate income and a riverfront camp, give me a call and we can schedule a showing.

5101 LA-124, Enterprise, LA

31.90703, -91.87842 GPS



\$2,400,000

550± Acres
MLS #2024002272

