



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



**Southern
 States Realty**



Welcome to Pleasant Ridge High fence, a 404 acre hunting and recreational paradise. The main feature on this property is a 300+ acre high fence with 200-300" deer, turkeys, and two stocked ponds for family and client use. One pond is 35' deep stocked with bass and bream while the other pond was built with a pier and an automatic feeder for catfish. Inside the high fence you will find 7 new box stands, 3 protein feeders, and 3 troughs for year around feeding. The timber on this property mostly consists of pine which has been strictly managed for future income. The current owner is selling around 10 hunts per year with a guaranteed harvest and has entertained the idea of putting exotics inside the fence to sell more hunts. There are currently 50 mature does and bucks inside the high fence with an estimated 40-50 fawns. The buck to doe ratio has been managed strictly and the hunts can easily be increased to 15-20 per year to produce more income. Outside of the high fence you will find 100 acres of mostly pastureland with cross fences for cattle and deer stands for personal use. The 5 bed 2 bath house and newly built shop sit on the top of the hill overlooking the high fence. Property is perfect for someone wanting to generate income from the timber, sell whitetail hunts, or to enjoy with their family. The high fence can easily be converted into the full 400 acres with a perfect house place already overlooking the 3 acre bass pond.

640 Pleasant Ridge Rd, Olla, LA

31.889021, -92.146991 GPS



\$2,350,000

**404± Acres
 MLS #
 2024006770**

