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Southern States Realty



Check out this 268 acre hunting and timberland property in Caldwell Parish, LA. This property sits in the well known Castor Creek bottom where you can expect great hunting and a large variety of timber throughout the property. This 268 acre tract has everything from deer, ducks, turkeys, hogs, and small game. There are multiple sloughs throughout this property with one large duck hole in the middle. A recent timber cruise shows a value of around \$240,000 in timber which could provide the new owner immediate income potential. The current access is through a Weyerhaeuser road that leads directly to the property. The owner is working to get a permanent right of way to the property, although the access is not currently deeded, the current landowner has never had any issues getting to the property. This tract of land would make for a great timber and hunting investment. The coordinates for this property are 32.22036, -92.29775. Call Casey Valentine for more information, priced at \$1,679.00 per acre.

Vixen HC Road, Grayson, LA

32.220360, -92.297750 GPS



\$450,000

268± Acres

