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**Southern
States Realty**



Great hunting property for sale in Grant Parish near Dugdemonia River. This 70-acre hunting property is in Georgetown off of Hwy 3098 with an old house and utilities onsite. The home is not in living condition, but there are multiple camp spots on the property. The 70 acres are split into two properties with a trail connecting them. The 30-acre tract has highway frontage, utilities, mature pine timber, and two deer stands in place. The 40-acre tract is mixed hardwood timber with multiple stand locations and bedding areas. Most of the surrounding land is pine plantations, making the 40 acres of hardwoods great for bow hunting and early season hunting when acorns start falling. This is a great hunting property with immediate income potential, and Kisatchie National Forest is just minutes down the road for more public hunting. The access to the 40-acre tract is not deeded, but the timber company will sign a personal easement with the new owner. The listing agent is a 50% owner of this property. Give Casey Valentine a call for more information on this property.

570 LA-3098, Georgetown, LA

31.79263, -92.39004 GPS



\$140,000

70± Acres

