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**Southern
States Realty**



Welcome to the Glade. The Glade is 554+- unencumbered acres in Tensas Parish, LA with a camp, metal building, and walk-in cooler. Located in the historic Gladewoods, this property is surrounded by landowners with anywhere from 350 acres to 3,000. Immediately bordering this property are neighbors owning over 1,000 acres. The Glade is free and clear of any government programs, making it 100% unencumbered. The property would qualify for some CSP and EQIP programs, making it a great investment while enhancing the habitat, and the owner has been approached several times by companies seeking a carbon credit program contract. The timber on the property is carrying great value due to how easily the property drains, making the timber value very rich. Deer hunting in the Gladewoods is some of the best in Louisiana and is the epicenter of the Tensas Parish giants you see and hear about being killed year in and year out. It will be very hard to find a property with better deer hunting potential than this one in LA. All of your deer will be eating in the ag fields all summer to reach their potential. Right behind the camp is Reed Lake, a 20+- acre lake that can very easily have the levees patched with water control structures to allow for some serious duck holes and dedicated fishing lakes. Currently there are a few dedicated duck holes that can be planted and manipulated to suck those green heads right into the hole. The property is also home to a flock of turkeys, making it a true LA Sportsman's Paradise. The food plots on this property are very large, and the road system is incredible by giving you access to the plots from different sides depending on the wind. The owner currently uses only electric vehicles on the property, which shows how easily maneuverable the place is and how dry it stays. The deer have been meticulously managed here for many years, not just by the owner but by the neighbors. I have personally been on hundreds of properties, and I can tell you that this one blows me away. If you are looking for a place to hunt world-class deer, then The Glade deserves to be seriously considered by you. Give your favorite land realtor a call today, as this one is sure to gain a ton of interest.

298 Crescent Road, St. Joseph, LA

31.871613, -91.515783 GPS



\$2,990,000

**554± Acres
MLS #4117095**

