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States Realty**



Welcome to the Catahoula 295. The Catahoula 295 lies within the hills of Catahoula Parish in the Enterprise community. Power is available at the property, and there is room to build a nice lodge. Tucked away off the gravel road, you will find the ultimate seclusion where you can enjoy hunting, riding four-wheelers, playing in the creek, and more. This property is the southern portion of our 586+-acre listing. There are numerous hunting spots on this property and plenty of room to expand and put more food plot locations. The road system lies very well and allows you to access all portions of the property. The roll of the hills is gentle to moderate, and the property is loaded with deer, hogs, and turkeys. This area has a uniquely high density of wild turkeys for Louisiana. The deer hunting is already great, but it can be made even better with more established food plots. The property for the last several years has been very lightly hunted, and it is evident from the tracks that the deer numbers are also very high. The creeks running through the property provide beautiful flowing water that not only waters your wildlife but also provides beautiful scenery. There is even a waterfall that will take your breath away. The hardwoods along the creek are beautiful and would provide a great bowhunting opportunity. In addition to great hunting, the property is scheduled to receive payments annually through a carbon credit program that will pay for all of the feed and seed needed to supply your deer year-round. Properties for sale at this price point are very rare these days.

2 Cemetery Road, Harrisonburg, LA

31.832679, -91.841880 GPS



\$825,000

**295± Acres
MLS #145053**



#HUNTINGLANDMAN