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**Southern
States Realty**



Welcome to Magnolia Wilds, a premier 112 ± acre investment property in the heart of Louisiana. Formerly known as Barn Hill Preserve, this iconic destination blends unmatched natural beauty, strong brand recognition, and exceptional development potential. With towering live oaks, rolling pastures, and serene ponds, Magnolia Wilds offers a one-of-a-kind canvas for tourism, hospitality, recreation, or mixed-use development. The property is strategically designed to support large-scale operations. It features multiple well-maintained barns, covered pavilions, event spaces, and existing infrastructure ideal for weddings, festivals, retreats, or eco-tourism ventures. With over 112 acres of usable land, investors have the flexibility to expand operations, develop new attractions, or create a destination resort unlike anything else in the region. Magnolia Wilds already benefits from regional name recognition, drawing thousands of visitors annually during its years as Barn Hill Preserve. This built-in reputation provides a powerful marketing advantage for any investor seeking immediate cash flow with long-term growth potential. The acreage allows for scalable development, whether your vision includes lodging, recreation, events, or wildlife tourism. Large acreage properties with this level of infrastructure and name recognition are rare. Magnolia Wilds offers the land, location, and legacy to build something extraordinary. Whether you're looking to expand your investment portfolio or launch a destination project, this property delivers unmatched potential in Louisiana.

11342 E Highway 955, Ethel, LA

30.79681, -91.043374 GPS



\$4,900,000

**112± Acres
MLS #4129610**



#HUNTINGLANDMAN