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80+- acres for sale in Tensas Parish right next to Lake St. John. This property is an expired CRP that can be manipulated however you would like to develop it, or you can re-enroll the property and get some income on the property. Almost adjoining the north side of Lake St. John, this property is in an amazing area. This area consistently produces huge bucks, which the Louisiana delta is known for. This property is in a very diverse immediate area with a mix of adjoining acreage in crop, thinned timber, and grown-up thickets. There is also a water control structure on the property in a low-lying area that's been cleared out to allow for a duck hole. In front of the property, it has been laid with rock to allow for a driveway to a campsite, but if you do not want or need a campsite like the current owners, you can use it as a dove field, just as they have done. Equipped with really nice box stands, the property is 100% turnkey and ready for new owners. The food plots are large and planted as well. The road system allows for easy making of a full loop around the property on a road system that has been crowned and built up. This is a really nice, small, and affordable piece of property in a prime area. If you are interested in owning hunting property in the Lake St. John area, you need to look at this property. Give your realtor a call today.

1195 Highway 570, Waterproof, LA

31.76933, -91.42930 GPS

$310,000

80± Acres
MLS #4128675

UC HUNTING PROPERTIES powered by REALTREE