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**Southern
States Realty**



MLS United LLC

Introducing an incredible opportunity to own 700± acres in Allen Parish, Louisiana, featuring an impressive amount of Calcasieu River frontage just north of Lake Charles. Large tracts of this size, quality, and price point are becoming harder and harder to find in this part of South Louisiana. Whether you're an investor, outdoorsman, or someone looking to secure a legacy property, this one checks all the boxes. The property boasts extensive frontage along the Calcasieu River, offering outstanding fishing for bass, crappie, and catfish while also creating a natural travel corridor for wildlife. The river frontage combined with expansive cypress brakes provides phenomenal waterfowl habitat. During duck season, these brakes have the potential to hold strong numbers of birds, giving you the kind of hunting experiences that keep folks coming back year after year. For the deer hunter, this tract is equally impressive. A large powerline runs through the property, creating long-range shooting opportunities and prime locations for food plots and stand setups. The mix of habitat types, including timber, river bottom, and wetland areas, supports a healthy deer population and provides diversity that makes the land hunt much bigger than its acreage. Beyond hunting, this property offers year-round recreation. Spend mornings fishing the river, afternoons scouting deer, and evenings enjoying the quiet seclusion that only a large South Louisiana tract can provide. Its location just north of Lake Charles gives you convenient access to town while still maintaining the privacy and freedom that comes with owning a substantial piece of land. Opportunities to purchase 700± acres with significant river frontage in Allen Parish at this price are rare. Whether you're looking to develop a premier hunting property, create a private family retreat, or make a long-term land investment, this tract has the size, water, habitat, and location to deliver.

2599 Martin Tram Road, Reeves, LA

30.450624, -93.007163 GPS



MLS United LLC

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\$1,400,000

700± Acres
 MLS #4139779



#HUNTINGLANDMAN