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SouthernStatesRealty.com



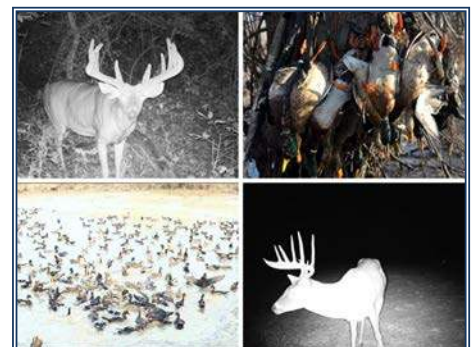
**Southern
States Realty**



Duckport is a premier 2,085± acre legacy hunting property in Madison Parish, LA, located in the heart of the Mississippi Flyway along the Mississippi River with over 2 miles of river frontage. This exceptional tract offers world-class waterfowl and whitetail hunting, supported by flooded timber, oxbows, sloughs, and 17+ established food plots that consistently produce 140"+ deer with genetics reaching the 170" class. The property features outstanding access with an interior road system, multiple shooting houses and stands, a duck blind with expansion potential, and water control opportunities. Improvements include an 8-acre levee-protected camp with a 5BR/3BA doublewide, equipment storage, and space for entertaining. Additional highlights include sandbars leading to a private 30-acre island, year-round recreation, and optional \$60,000 annual income from a Corps of Engineers contract—making Duckport a rare combination of investment, recreation, and legacy ownership.

Sparta Road, Tallulah, LA

32.405831, -91.017289 GPS



\$7,500,000

**2085± Acres
5 Bed/3 Bath
MLS #4147340**

