

±650 ACRES FOR SALE | LEGACY EQUESTRIAN ESTATE | 79234 LA-25, FOLSOM, LA

Twin Hills RANCH

Twin Hills Ranch is an approximately 650-acre legacy estate located in the rolling countryside of Folsom, Louisiana. Formerly known as Oak Hill Ranch, the property combines a nationally recognized equestrian history with an exceptional natural setting characterized by rolling terrain, mature hardwoods, manicured grounds, improved pastures, ponds and the Bogue Falaya River.

The ranch features a main residence, multiple guest accommodations, more than 50 stalls across numerous stable and barn facilities, two covered riding arenas, outdoor training areas and substantial equipment storage. Internal roads and trails connect the residential, equestrian and recreational areas, positioning Twin Hills Ranch for use as a private legacy estate, professional equestrian operation, multi-generational compound, recreational retreat or long-term land investment.

PROPERTY HIGHLIGHTS

- Main residence with multiple guest accommodations
- More than 50 stalls across numerous stable and barn facilities
- Approximately 25 improved pastures and paddocks
- Bogue Falaya River frontage with white-sand beaches, stocked ponds and extensive trails
- Rolling terrain, mature hardwoods, improved pastures and wooded recreational acreage
- Two covered riding arenas, plus outdoor training facilities
- Two public-road access points
- Landscaped grounds, fountains and notable sculpture collection



RESIDENTIAL & GUEST

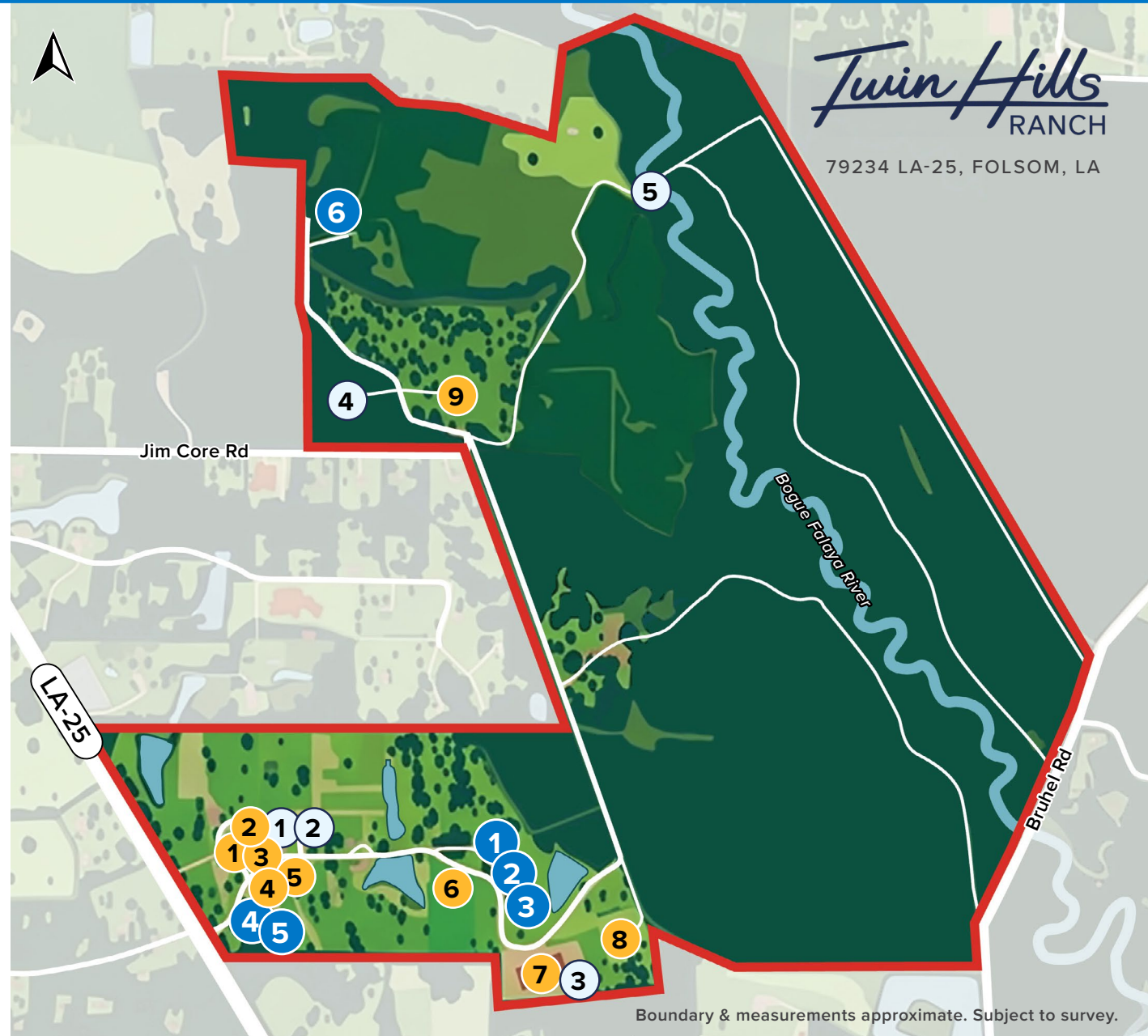
- 1 Main Residence ±5,688 SF 3B / 3B with Detached garage, 2 detached carports
- 2 Pool House ±2,080 SF
- 3 Guest House / Art Studio ±3,570 SF 4B / 4B
- 4 Guest House ±629 SF 1B / 1.5B
- 5 Guest House ±2,849 SF 3B / 2.5B
- 6 North Acreage Residence 2B / 2B

EQUESTRIAN

- 1 Primary Stable Complex
- 2 Training Circle
- 3 Front Covered Arena ±19,170 SF
- 4 Mare Barn
- 5 Mechanical Horse Walker
- 6 Colt Barn
- 7 Back Covered Arena ±49,455 SF
- 8 Outdoor Dressage Arena ±13,455 SF
- 9 North Acreage Storage Barn/Shop

EQUIPMENT & OPERATIONS

- 1 Equipment Warehouse ±4,920 SF
- 2 Implement & Hay-Barn Warehouse ±4,526 SF
- 3 Back Equipment Warehouse ±3,901 SF
- 4 North Acreage Equipment Shed
- 5 Substantial Bridge



Twin Hills
RANCH

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Boundary & measurements approximate. Subject to survey.