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**Southern
States Realty**



431± acres in Calcasieu Parish, Louisiana offering a rare opportunity to own a large, all hardwood hunting tract with outstanding habitat and nearly three quarters of a mile of Calcasieu River frontage. This property is exactly what serious outdoorsmen look for in southwest Louisiana. The timber is made up of beautiful mature hardwoods with scattered cypress brakes that create incredible wildlife habitat and natural travel corridors for game. The mix of big timber, wet areas, and river frontage provides excellent diversity that supports strong populations of deer, ducks, and squirrels. If you enjoy classic southern hunting in big hardwood bottoms, this property checks all the boxes. The cypress brakes offer great potential for duck hunting when the water rises, while the hardwood ridges and edges provide ideal setups for deer season. Squirrel hunters will also appreciate the abundance of mast producing trees scattered throughout the property. With approximately 0.7 miles of frontage along the Calcasieu River, you'll also have access to fishing and the ability to explore the river system right from your own land. Large tracts with this much hardwood timber and river frontage are getting increasingly difficult to find in this part of Louisiana, especially ones that offer this level of hunting diversity. Whether you're looking for a private hunting retreat, a long term timber investment, or a place to enjoy the outdoors with family and friends, this Calcasieu Parish property is a hard one to beat.

Booth Road, Lake Charles, LA

30.350050, -93.105363 GPS



\$862,000

**431± Acres
MLS #4141943**



#HUNTINGLANDMAN