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United
Country
Real Estate

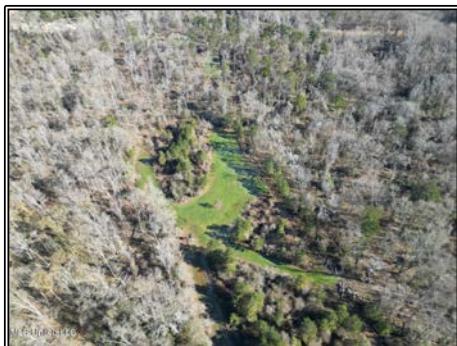
**Southern
States Realty**



This 255± acre tract in East Baton Rouge Parish offers a rare combination of open pasture, wooded acreage, and river frontage, all conveniently located outside of Zachary along Pride-Port Hudson Road. Properties of this size and diversity in this area are becoming increasingly hard to find, especially with this level of accessibility and potential. Approximately 60 acres of the property are open pasture, making it ideal for running cattle or horses, or for a buyer who may choose to convert some or all of the pasture into planted timber to expand future hunting opportunities. Every acre outside of the pasture is already wooded, providing excellent cover and habitat that supports the strong deer and turkey hunting the area is known for. This balance of open ground and timber creates both flexibility and immediate recreational value. The property features roughly 275 feet of Comite River frontage, highlighted by two natural sandbars that offer outstanding spots for fishing, swimming, relaxing, or spending time on the water. River frontage like this adds a unique lifestyle element while also enhancing long-term value. Power runs into the middle of the property, allowing for multiple options when selecting a homesite, whether overlooking the pasture, tucked into the woods, or closer to the river. Two large structures are already in place to store equipment, tractors, side-by-sides, boats, and other recreational toys, allowing the property to be used and enjoyed right away. Whether your vision is a working cattle operation, a private hunting retreat, or a secluded country estate with river access, this tract offers the space and versatility to make it happen. With its size, location, established pasture, wooded acreage, river frontage, utilities, and existing improvements, this property presents a rare opportunity to own a large, diverse tract just minutes from Zachary and the greater Baton Rouge area.

11311 Port Hudson-Price Rd, Zachary, LA

30.70535, -91.0576 GPS



\$2,091,000

255± Acres
MLS #4138004

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