



Casey Valentine
 caseylandpro@gmail.com
 Office: (601) 250-0017
 Cell: (318) 312-1181
 SouthernStatesRealty.com



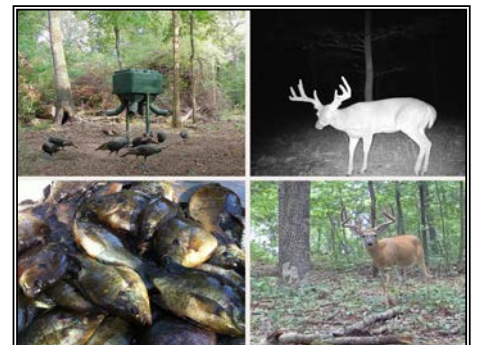
Southern States Realty



265+/- Hunting and Timberland investment property for sale with a camp on Saline Lake. This property checks all the boxes for an outdoor enthusiast. Saline Lake borders this property and there is public access into the Lake right down the road. There are multiple food plots, antler shed blinds, and trails throughout the property. When Saline Lake is full the water backs up into a large duck hole where you can hunt off the bank or against a cypress tree. Kisatchie National Forest borders the property on the North as well as two other places. The only way to access most of this public land is through this property which means the landowner gets to enjoy an additional 150+ acres for free. Although this property is currently used for recreation and hunting, the timber on this property is loaded. The majority of this property is 30-year-old pine which has been intensely managed and thinned lightly twice creating great habitat as well as immediate income potential. The hardwoods are as big as you will find anywhere, which makes for great turkey hunting in the spring. The camp was built in 2022 with new improvements recently added. The living area is 30x40 with 2 beds 2 baths and an open floor plan kitchen and living room. The shop is 30x40 and also features a brand-new walk in cooler and processing area. The back porch is the ultimate hangout with a brand-new fireplace recently built. This property has everything from timber, hunting, camping, and all the fishing you want to do.

334 Collins Camp Road, Winnfield, LA

31.86228, -92.88368 GPS



\$1,475,000

**265± Acres
 2 Bed/2 Bath**

