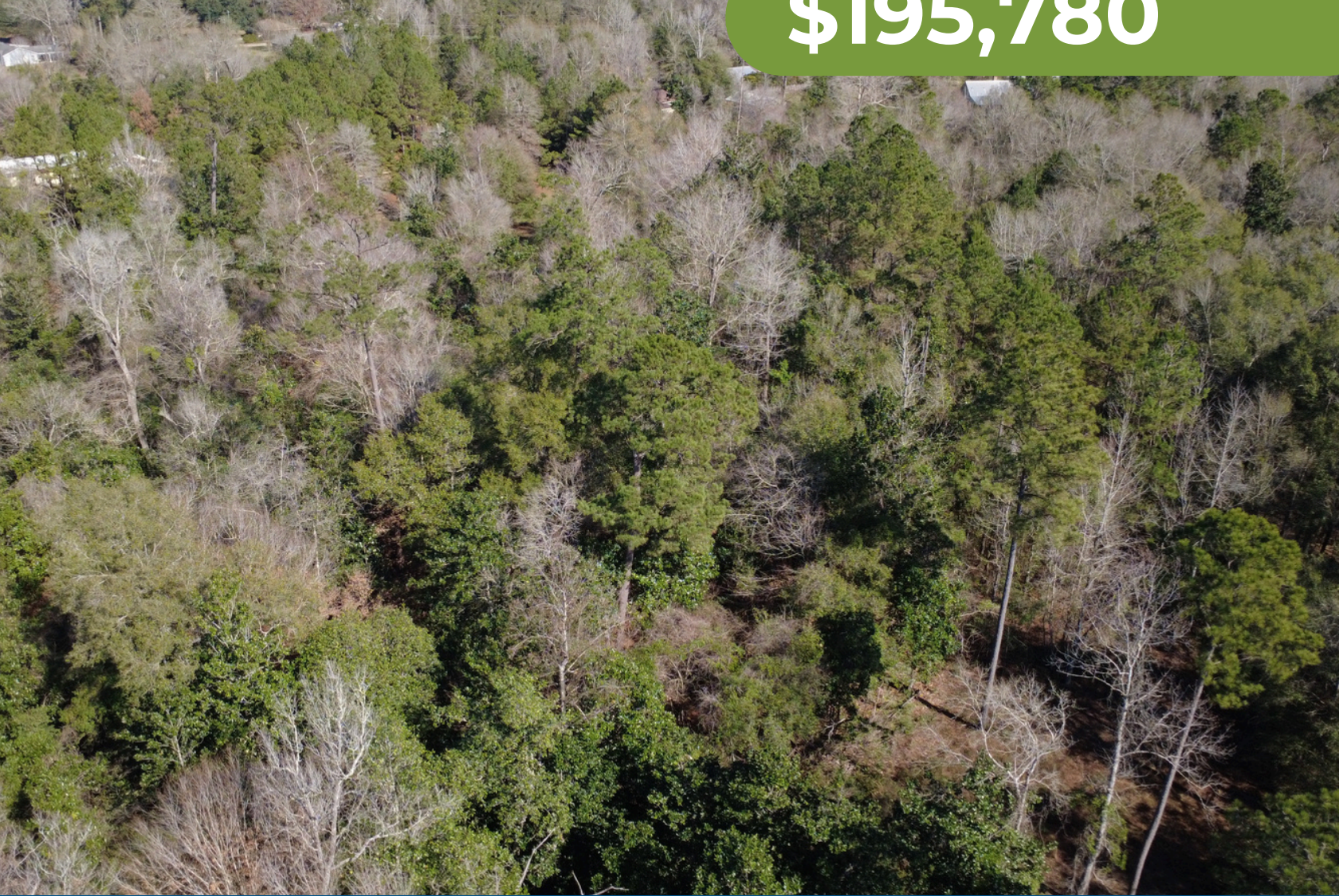


53.63± Acres Washington Parish, LA

McGehee Road, Washington Parish

Bogalusa, LA 70427

\$195,780



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Information is believed to be accurate but not guaranteed.



The Property

53.63± Acres

Discover 53.63± acres of pure Louisiana outdoors just outside Bogalusa, tucked away off McGehee Road. This diverse and scenic tract offers a beautiful mix of timber, featuring mature hardwoods and pines blended with juniper and other native trees—creating an ideal habitat for deer and other wildlife.

Adams Creek and Bogalusa Creek border the land, providing year-round water access for wildlife and endless recreational opportunities. From cooling off with a swim or wading along Bogalusa Creek in the summer to enjoying peaceful creek views throughout the year, the water features truly set this property apart.

While much of the acreage lies within a flood zone—perfect for recreation, hunting, and conservation—there are residential lots available along McGehee Road that sit outside the flood zone. This gives you the rare opportunity to build your dream home on high ground while enjoying immediate access to your own 53± acre recreational playground.



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Aerial Photos



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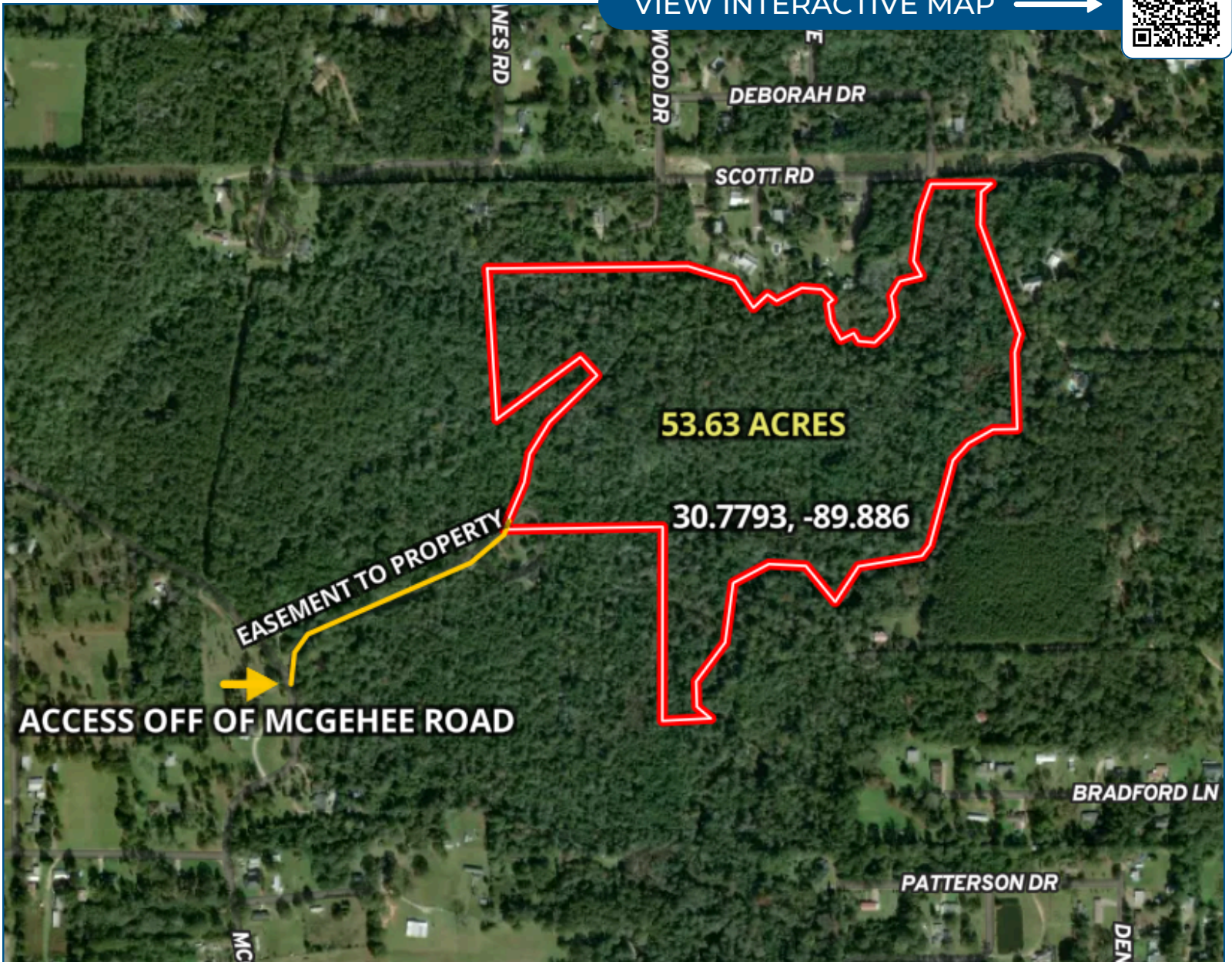
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Aerial Map

VIEW INTERACTIVE MAP →



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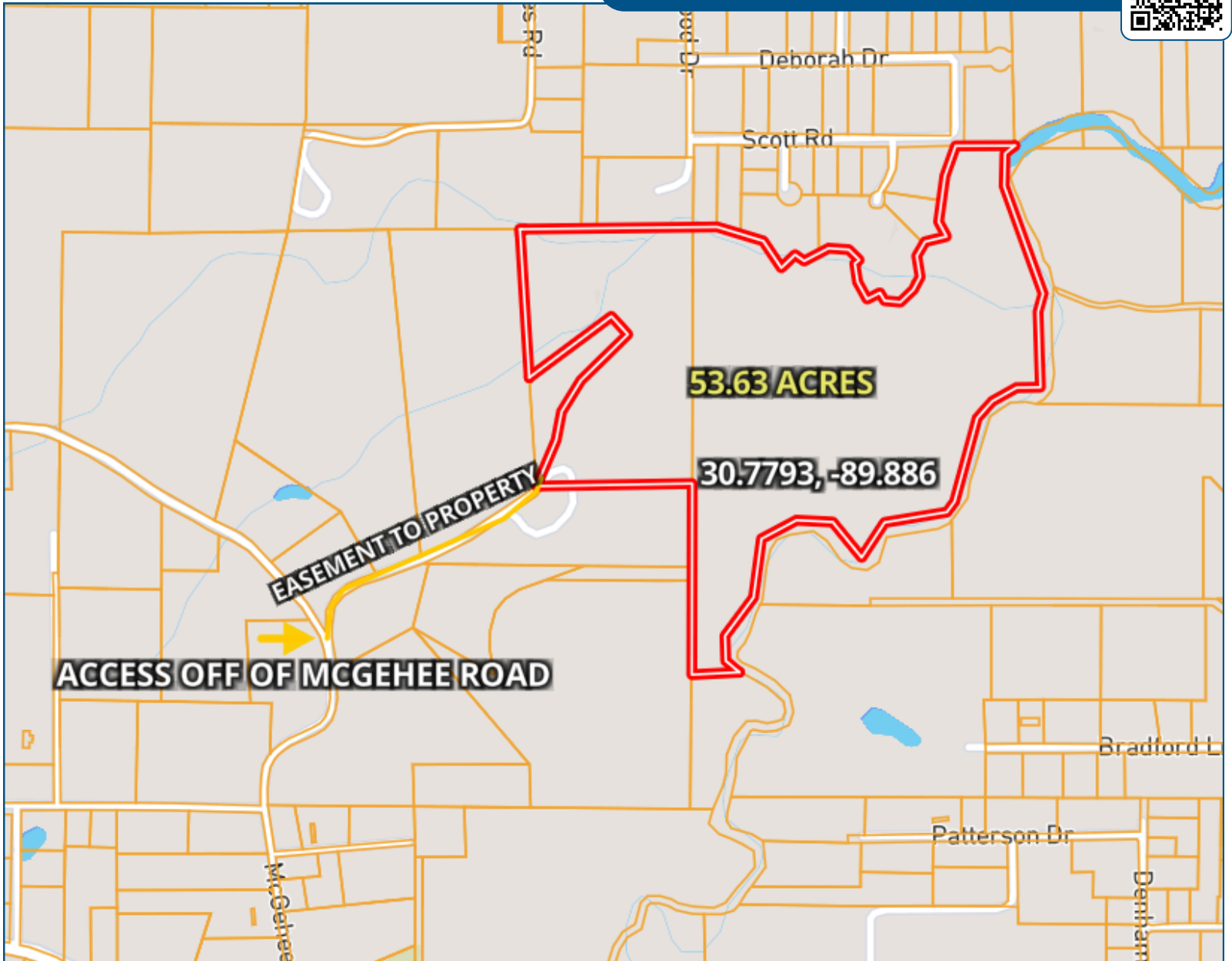
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Ownership Map

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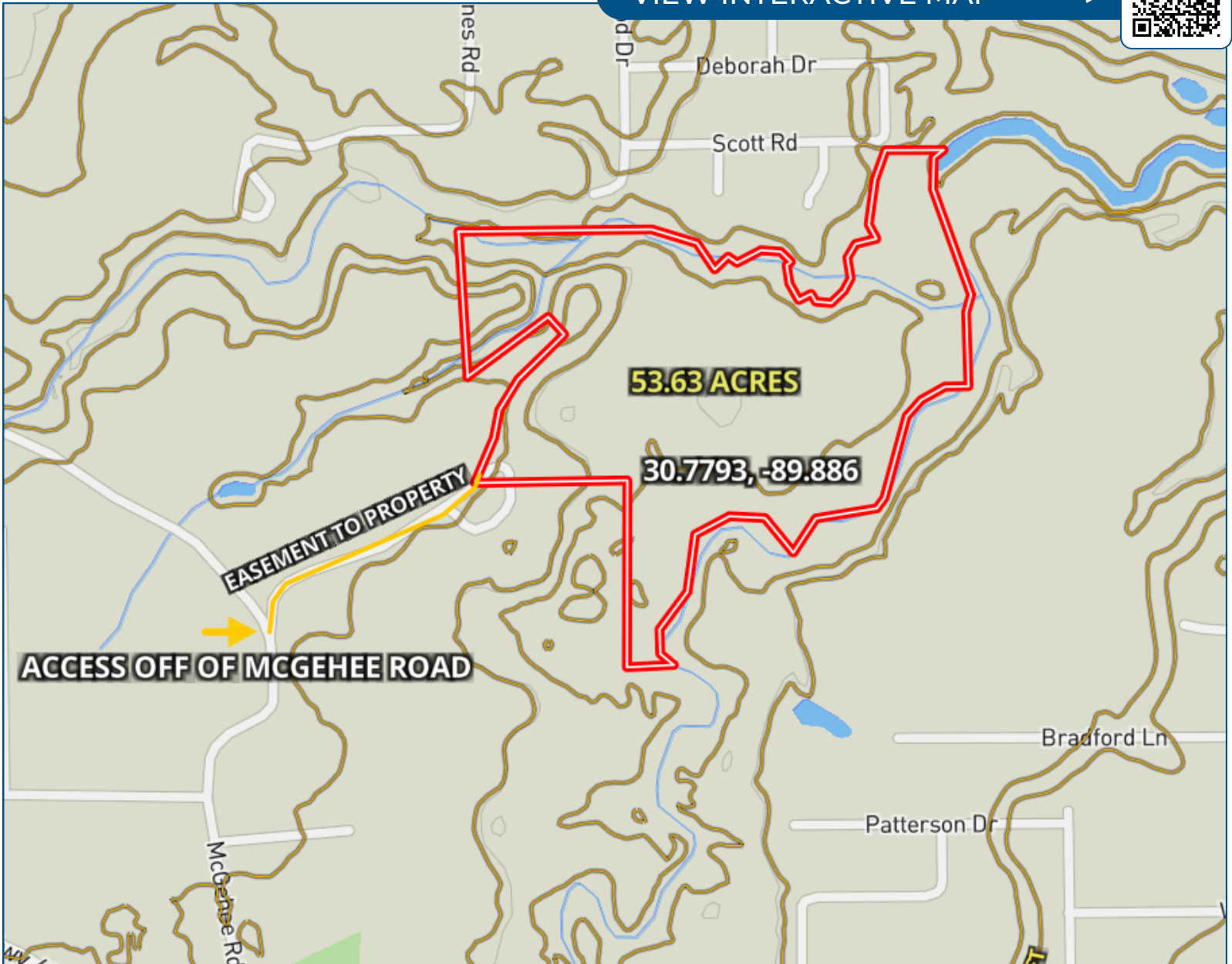
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Topo Map

VIEW INTERACTIVE MAP →



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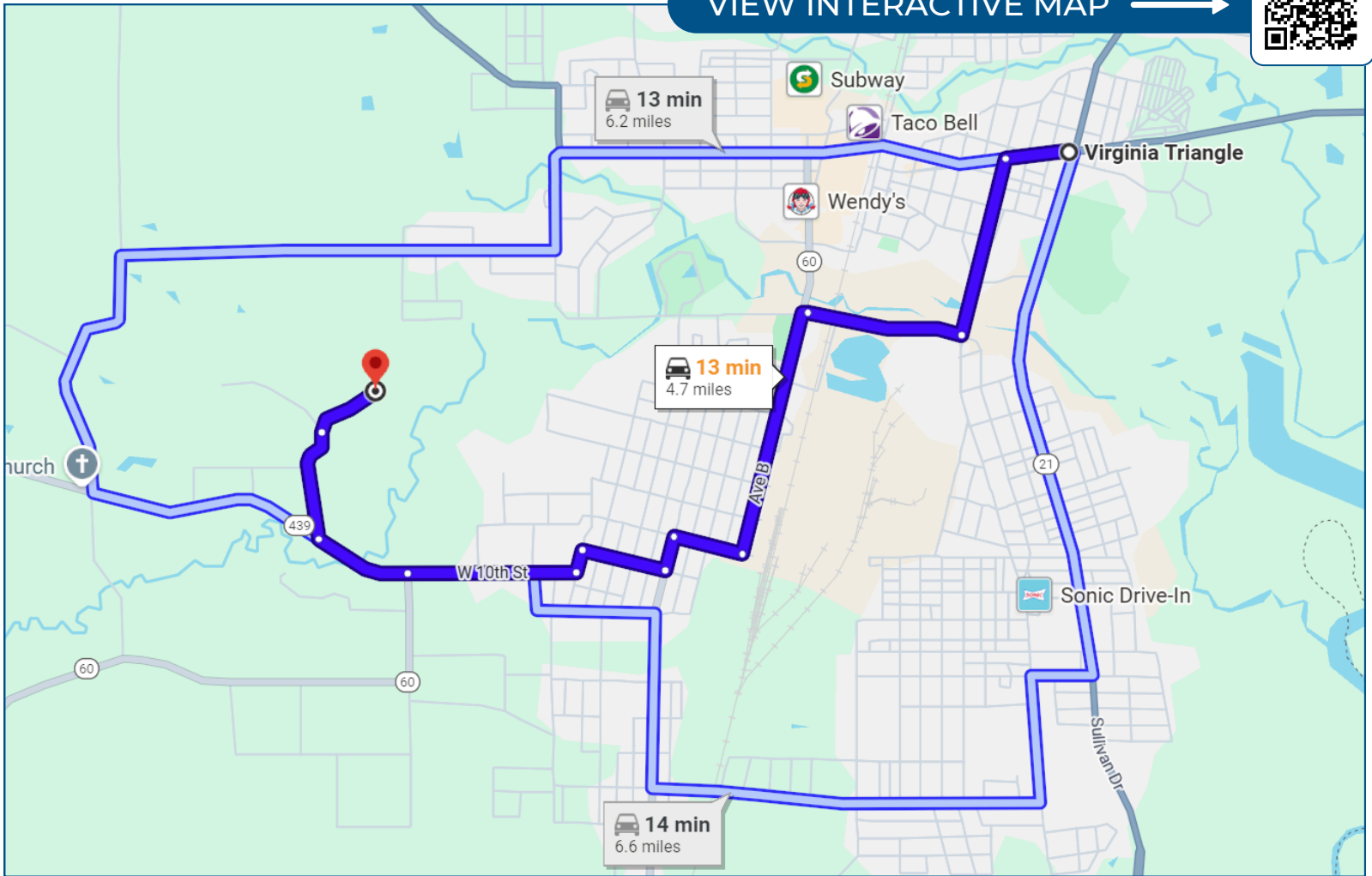
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Directional Map

VIEW INTERACTIVE MAP →



Directions from Louisiana Ave and Highway 21 in Bogalusa:

Follow to LA-3124 S/Richmond St for 0.3 mi; continue on LA-3124 S/Richmond St to LA-60 W/Ave B for 1.2 mi; continue on LA-60 W/Ave B to W 9th St for 1.1 mi; Continue on W 9th St to LA-60 W/W 10th St for 0.7 mi; continue on LA-60 W/W 10th St to McGehee Rd/Par Rd 524 for 0.8 mi; turn right onto McGehee Rd/Par Rd 524; Continue to follow McGehee Rd; gravel road on right will take you back to property.



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Property Information

Location:

- 40.226± acres inside Bogalusa City Limits
- Located just off McGehee Road

Coordinates:

- 30.7793, -89.886

Property Use:

- Recreation
- Timber
- New Development

Property Highlights

- 53.63± acres
- Access to Bogalusa Creek for summertime swimming and fishing
- Access to water and electricity at McGehee Road
- Mix of older timber on the property provides for some urban deer hunting with beautiful ridges and bottoms
- Property is bordered by Adams Creek to the north and Bogalusa Creek to the east



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