



Caleb Armstrong
 REALTOR®/UC Landpro
 calebarms24@gmail.com
 Office: (601) 250-0017
 Cell: (318) 680-8177
 SouthernStatesRealty.com



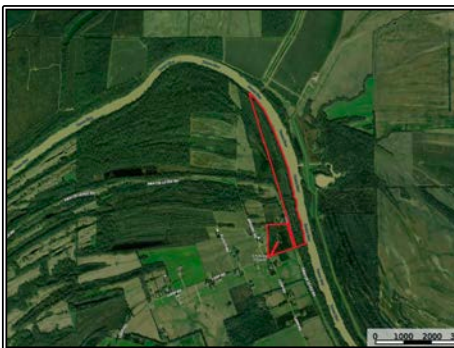
**Southern
States Realty**



If you've been searching for a true riverfront getaway with outstanding hunting, fishing, and built-in income, this 74± acre property in Concordia Parish checks every box. The tract features nearly half a mile of frontage along the Tensas River, offering incredible views, privacy, and direct access to one of Louisiana's most desirable river systems. On the protected side of the levee sits a beautiful 18± acre camp and home site that provides peace of mind, usability, and seclusion. Utilities are already present and available, making this property ready for immediate enjoyment whether you're planning a weekend camp, a long-term retreat, or a forever home overlooking the river. Despite the private setting, you're only 34 minutes from Natchez, giving you convenient access to town while still feeling worlds away. This property is also enrolled in CRP, producing just shy of \$5,000 per year in income through 2032, helping offset ownership costs while enhancing wildlife habitat. The area is well known for producing exceptional whitetail deer, with large bucks taken year after year. Thanks to the unique shape of the tract, there are multiple prime hunting locations, allowing the property to hunt big and giving you opportunities at more than one deer herd. The Tensas River offers excellent fishing, along with the ability to shoot fly-by ducks during the season. An established dirt boat ramp is already in place, making it easy to launch a boat and enjoy everything the river has to offer. Whether you're looking for a private riverfront escape, an income-producing recreational property, or a scenic homesite with unmatched hunting and fishing, this tract offers a rare combination of frontage, location, and versatility that's increasingly hard to find.

165 Mitchell Road, Jonesville, LA

31.640831, -91.764360 GPS



\$299,000

**74± Acres
MLS #4137946**

