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**Southern
States Realty**



Discover an exceptional 140± acre recreational property on Cat Island Road in West Feliciana Parish, Louisiana, featuring nearly one-half mile of Mississippi River frontage and bordering the renowned Cat Island National Wildlife Refuge. This heavily wooded tract offers beautiful mature hardwood timber, outstanding privacy, and excellent habitat for deer, turkey, and ducks. A well-maintained internal road system and multiple established food plots provide easy access and outstanding hunting opportunities throughout the property, while a large duck slough adds exceptional waterfowl potential. With power available for a future camp or cabin, this property is ideal for a private hunting retreat, recreational getaway, or long-term investment. Opportunities to own Mississippi River frontage adjoining Cat Island National Wildlife Refuge are extremely rare, making this one of the premier recreational properties available in West Feliciana Parish.

2530 Cat Island Road, St Francisville, LA

30.766499, -91.557650 GPS



\$515,000

**140± Acres
MLS #4157156**



#HUNTINGLANDMAN