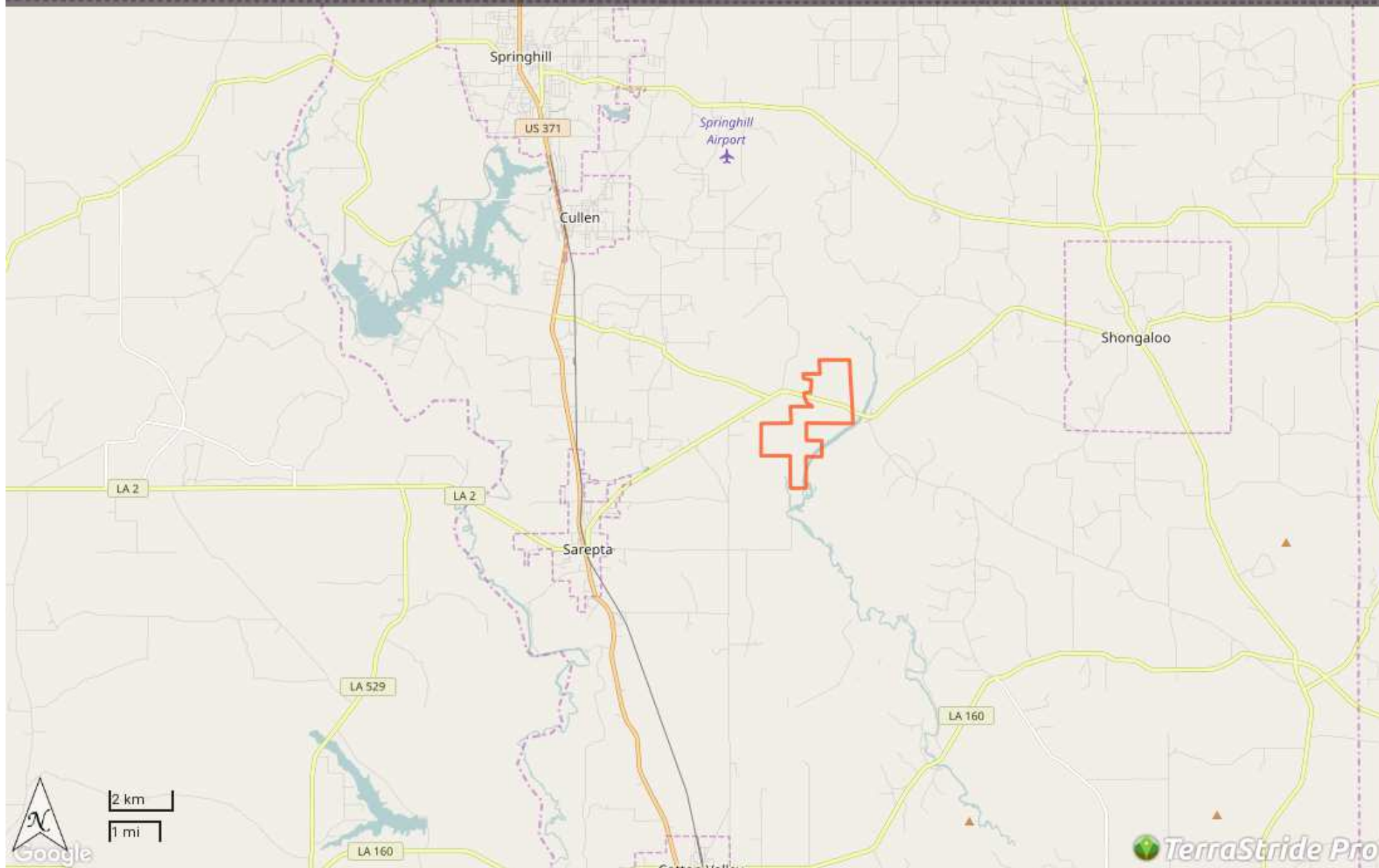




LA - Webster Bayou Dorcheat
820 acres +/-
822.61 acres
\$1,558,000

Brown Realty Co
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Property Report—LA - Webster Bayou Dorcheat 820 acres +/-

Legend

| Feature | Icon | Colors |
|----------|------|---|
| Boundary | |  |

Description

This is an excellent hunting and timber tract located on Hwy 2 north of Minden in Webster parish. Very good deer hunting and fishing on and in beautiful Bayou Dorcheat. The tract for purchase is 820 acres total, with an additional 320 offered along with that for hunting purposes. The 320 comes with a 10 year lease, free for those 10 years to the new buyer. Most of the purchased property is upland and bottomland hardwood. 282 acres is pine plantation and can be managed harvestwise as the new owner see fit. The remainder of the property will be under a timber management plan. The appraised value of all of the timber in 2011 was \$937,500. The tract can be bought with or without minerals. A beautiful 10 acre campsite sits right off of Hwy 2. A conservation easement will be in place at the time of the sale. The easement has not been put on the property and a new owner may have some input on how it is written. This property is priced to sell. Don't miss out. Brown Realty Co Jerry Brown Broker 2189 hwy 425 Rayville LA 71269 318-728-9544

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