



LA - Morehouse Ram Interests
LLC 80 acres +/-
79.65 acres
\$300,000

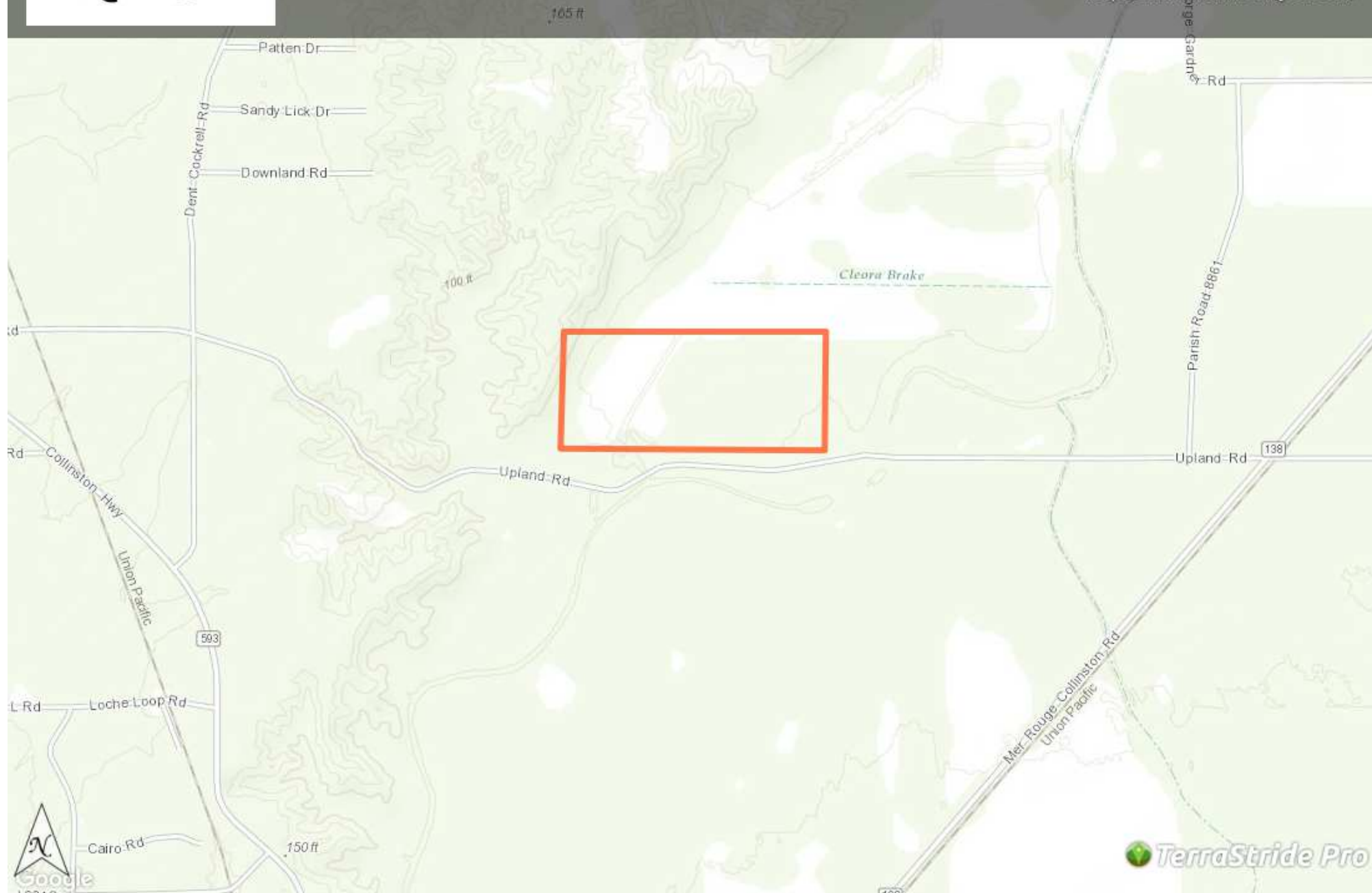
Brown Realty Co

Richard Lemoine

(318) 669-3414

rlemoine@brownrealtyco.com

<http://www.brownrealtyco.com/>



Property Report—LA - Morehouse Ram Interests LLC 80 acres +/-

Legend

Feature	Icon	Colors
Boundary		

Description

This property was a cypress brake(Cleora Brake)years ago and is a natural waterfowl stop over and a great place to duck, deer and dove hunt. The tract is enrolled in WRP and includes tow shallow water areas composing approx. 40-45 acres, all inside of large elevated levees. Property lies along the flyway connecting Handy brake, Wham Brake and Russell Sage and sits along Red Hill where the delta begins. The remainder of the tract includes 3 year old hardwood/cypress trees and numerous food plots for deer. Property bordered by woods on east and west with large deer herd in the area. Tract also has great dove hunting and is natural flyway and watering spot. Crawfishing on the tract is exceptional. The pond on west side was stocked with bass, bream and catfish. Two pit blinds, new electric irrigation well, new 1000 sq ft camp with 3 bedrooms, fireplace, 16' vaulted ceiling, loft, cypress tongue and groove walls, pine floors, and 36' front porch to take in the view. Tract also includes 400 sq ft shop with tractor shed attached. Camp fully furnished and most furniture included. 100 hp international tractor can be purchased separately. Brown Realty Co Jerry Brown, Broker 2189 Hwy 425 Rayville, LA 71269 318-728-9544

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale

Generated on: July 5, 2016