



LA - Avoyelles Paradise Land &
Lake 317 acres +/- (1 share of
9)

2836.1 acres

\$985,900

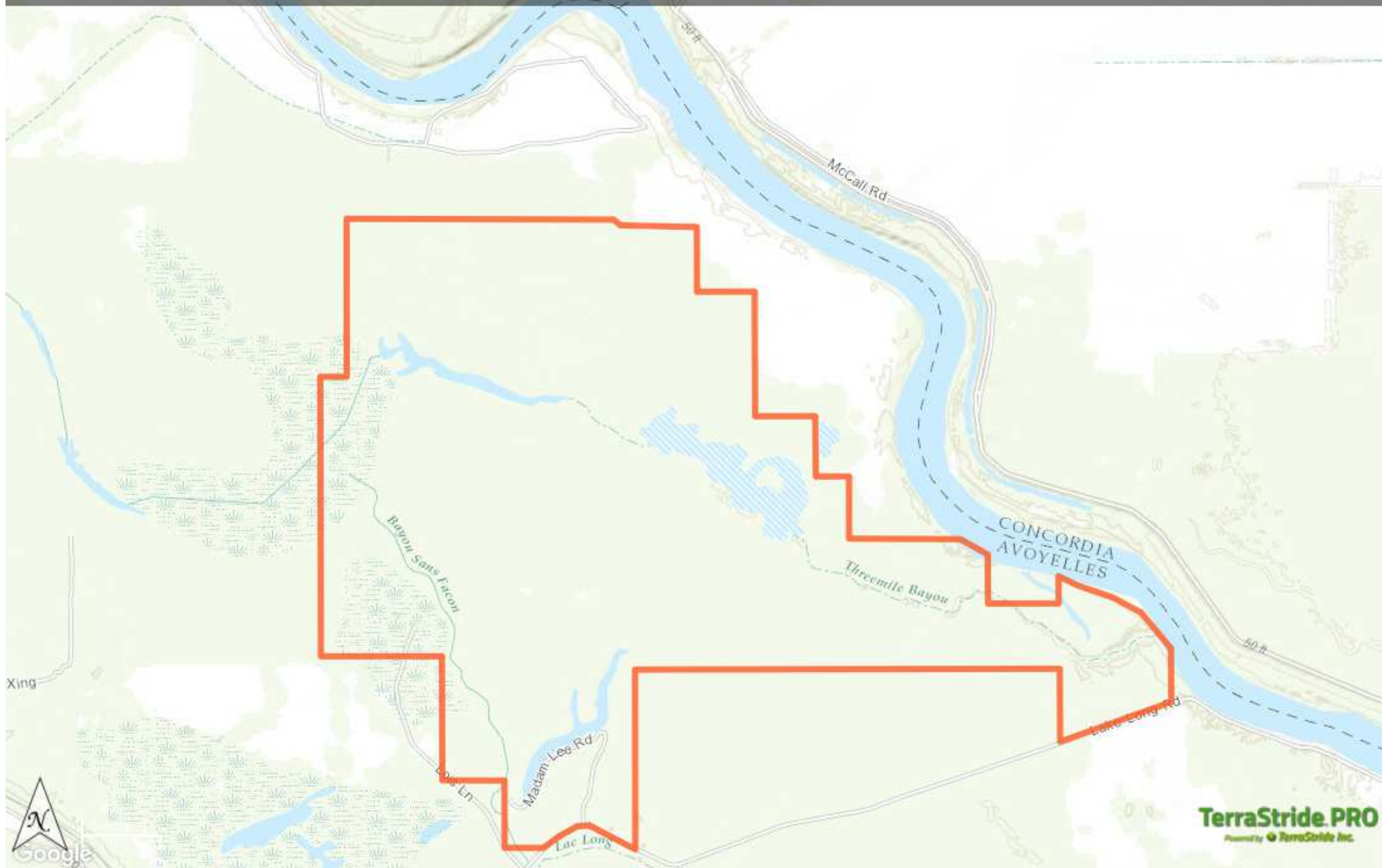
Brown Realty Co

Richard Lemoine

(318) 669-3414

rlemoine@brownrealtyco.com

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



Property Report—LA - Avoyelles Paradise Land & Lake 317 acres +/- (1 share of 9)

Legend

Feature	Icon	Colors
Boundary		

Description

Paradise Land & Lake, LLC is one of the finest hunting and recreational properties in the Southeast. It is located in the heart of “Big Buck” country in Avoyelles Parish. This sale is for one share of 9, or 317 acres (undivided interest). There are only 6 shareholders in the LLC. Paradise consists of 2853 acres of prime bottomland, hardwood habitat that has been managed for many years. The whitetail genetics are tremendous and this area consistently produces trophy bucks. In addition to great deer hunting, there is prime hunting for duck, turkey, squirrel, rabbit and woodcock. There is approximately ½ mile of frontage on Red River, which opens up miles and miles of great fishing for bass and white perch. Recreational boating, trot lining and water sports are also available. Paradise is located 30 minutes from Marksville which has some great restaurants, shopping, and the Paragon Casino that has great entertainment. A 5800 sqft elevated lodge with 12 bedrooms, overlooks one of the two lakes on the property. Petite Bay and Madame Lee Lake are beautiful cypress tree covered lakes that provide great fishing and duck hunting. Each owner has a private bedroom and closet with adjoining bathroom, a personal locker in the mudroom and over 500 sqft of personal storage space (in the ATV storage building), for multiple ATV’s with roll-up doors on each end with water, air, and electricity. The cypress lodge includes a large kitchen with high-end appliances, granite countertops, and utility room with washer/dryer and refrigerator/freezer. In addition, a wet bar, coffee station, ice machine, and elevator is available. Two spacious decks complete with rocking chairs are included. The lodge is elevated and the open ground floor provides a great venue for fish fries, grilling, crawfish boils and other family activities. A shooting range is on the property with over 35 food plots complete with stands/shooting houses along with game processing facilities. There is gated access and a graveled entrance road to the camp. Miles of good roads makes for easy access. A purchase of this share requires majority approval by the existing shareholders. 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: May 19, 2016