

For Sale



**United
Country**

Bonnette Auctions

\$667,500 Total Package

Waterfowl Hunting - Ducks - Geese
Duck Capital of the World

7 mls SE of Gueydan, LA. * 5,000± sq.ft. Lodge
100± Acres offered in
3 Tracts * Cabin w/1± Acre
Cessna 180 Airplane



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Waterfowl Hunting - Ducks - Geese

Duck Capital of the World *

Lodge * Cessna 180 Airplane

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Take Hwy 13 Exit off of I-10 in Crowley and drive South on Hwy 13 approximately 16.5 miles (26.5 km). Turn RIGHT onto LA-14. 6.2 miles (9.9 km). Turn LEFT onto Meridian Line Road (LA-3093) 6 miles (6.5 km). Turn LEFT onto Romeal Road 0.6 miles (1.0 km)

Louisiana Flyway Lodge is located southwest of Kaplan, where we hunt in rice fields when White-fronted Geese, Blue and Snow Geese, Puddle Ducks are dabbling in the area. This property is listed in the Greatest Waterfowling Lodges and Outfitters by Petrie as one of the top 100 properties in the US to hunt. A Waterfowler's vacation spot in the rice belt of Louisiana's Gulf Coast, where ducks and geese fatten up each winter. This is a duck and goose hunting vacation setup on the Louisiana Gulf Coast located a few miles below Gueydan, the "**Duck Capital of the World.**"

For more than a century, ducks and geese migrating from Canada and the central United States have poured into Southwest Louisiana to gorge themselves on surplus rice. This is the Louisiana Flyway. Under its skies lies a half a million acres of harvest spillings and naturally downed grain. Over it, migrating waterfowl have navigated the same air corridors for generations. Like Salmon of the skies, they return year after year to the same field, in the same family groupings, for the same waiting feast. How they manage this no one knows for sure. Maybe it's in their genes. Maybe they smell the feed on the air. Maybe it's as simple as following their leaders. Maybe they have goose GPS. Whatever it is, tradition rules. The Louisiana Flyway is a well-kept secret that has been producing birds for generations of hunters. Each year, over fifty million waterfowl arrive here in a hunger-frenzy, competing for landing space.

The first Cajuns to arrive here found freshwater marsh and wetland prairie to homestead. From the 1880's on, it was converted to flooded rice fields via a vast system of canals to drain, contain and control floodwaters. Today, deep-water wells supply the flow more efficiently (the cultivation of rice requires precision flooding and drainage). Of course, this is perfect for waterfowl, especially when there's extra grain to be had in the dabbling. We Cajuns are frugal people. It's not in our nature to waste, especially food. So it does us much good to know that ducks and geese eat what we spill. We know them to be true conservationists and natural ecologists: they convert energy into protein within their bodies, which is how we receive and give thanks for them as they fall from the skies around *The Louisiana Flyway Lodge*.

Lodge info: It has a large main lodge offering over 5,000 sq ft with spacious game room, commercial kitchen, and can hold 30 hunters or guests comfortably in its 5 bedrooms and 6 private baths.

Airstrip info: A 2,400 x 100 foot turf airstrip is included, adjacent to the main lodge.

Lat: N 29degrees 55.349
minutes **Long:** W 92degrees 24.409
minutes



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TRACTS OFFERED:

Tract # 1 – 100± acres North of the lodge, this property includes the airstrip. with the main lodge barns, storage buildings, dog kennels, and miscellaneous equipment. This place is ready to hunt, relaxing, well situated in a water-fowlers paradise, and has potential for private, corporate, or commercial use, adjacent to lodge with satellite camphouse. **\$667,500**

Tract # 2 – 4± acres with the main lodge barns, storage buildings, dog kennels, and miscellaneous equipment. This place is ready to hunt, relaxing, well situated in a water-fowlers paradise, and has potential for private, corporate, or commercial use. **\$337,000**

Tract # 3 – 1.312± acres adjacent to lodge with satellite camphouse. **\$60,000**

Seller would entertain financing. Seller would sell Tracts 2-3 separate at prices listed above.

MINERALS: Sellers will reserve 100% of all mineral rights.

Visual Tour Link: <http://www.cabelas.com/cabelas/en/content/home/pages/ctp/louisianaflywaylodge.wmv>

Possession: to be given upon transfer of title and payment in full of the purchase price.

All information is taken from sources believed to be reliable; however, no guarantee is made by the auction company nor their employer. Buyers should satisfy themselves as to the condition, acreage,



**Louisiana
LAND BANK**

farm service records, etc. prior to the day of auction. Any announcements made the day of auction supersede all advertising.

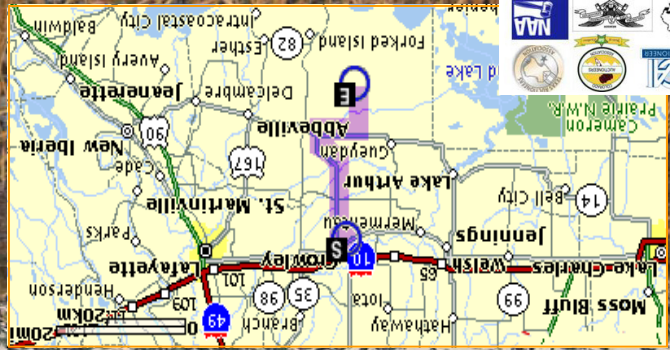
AIRPLANE: 1979 Cessna 180 recent annual complete, log books available.

\$132,000



**Questions or for more info
call**

**Chris 318-359-2394 or
Barbara 318-443-6614**



Waterfowl Hunting - Ducks - Geese Duck Capital of the World 4 mls SE of Gueydan, LA 5,000± sq.ft. Lodge * 100± Acres offered in Cessna 180 Airplane

Once in a Lifetime
Opportunity!

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