

LA - Madison Morehouse May 687 acres +/-

683.24 Acres

\$1,786,200.00



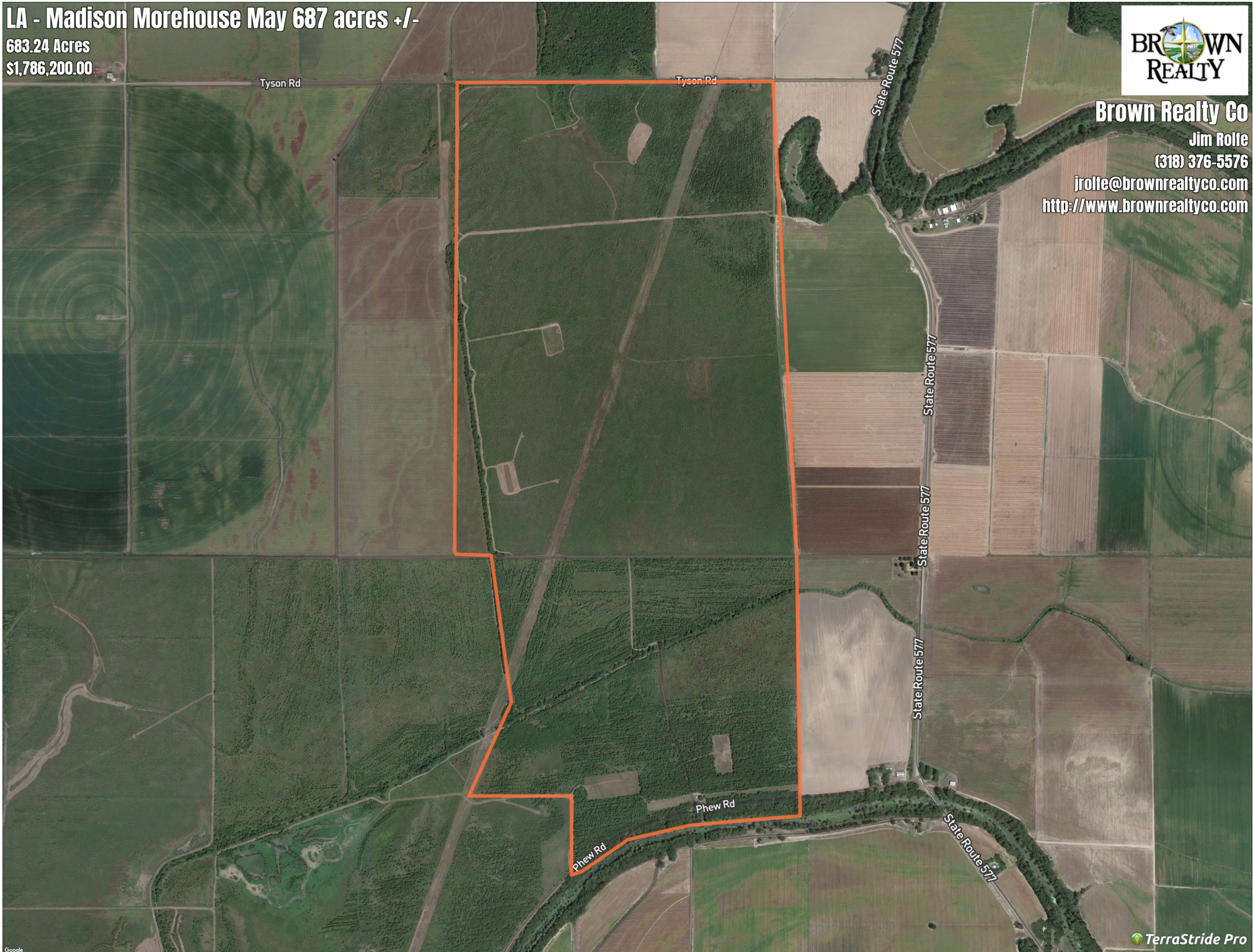
Brown Realty Co

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Legend

 Boundary

Description

This is an excellent recreational tract in a great deer hunting area. This tract has had minimal hunting pressure the past 10 years. One person has hunted it sparingly the last 7 seasons. The deer herd is tremendous but with the lack of hunting in the past a total of 3 nice bucks and approx 12 does were harvested the past 7 years... with 6 of those does taken in the 2015-16 season. Several other quality bucks were seen via trailcam pictures. The tract is enrolled in WRP with 422.8 acres in the easement and approx 30 in farm ground that is not in cultivation. The perimeter roads are well established and in great shape. Tree species planted in the WRP includes cypress, nuttall oak, willow oak, water oak and green ash. There is a large gas pipeline that essentially serves as a 20 acre food plot. There are 4 other approx 2-acre food plots scattered throughout property. There are 3 shallow water areas on the north half that may provide duck hunting. Farmland joins this tract on both the west and east sides. Farmland and timber adjoins the northern boundary, while more WRP is on the south. The adjoining and nearby habitat make for excellent wildlife backup. The neighbors to the south manage for older age class bucks as well. The LA Black Bear is frequently sighted on this tract and the adjoining properties and with the de-listing of the animal on the Treathened & Endangered Species List., bear hunting may be an additional opportunity in the future. 4 box stands and 1 shed are

on the tract. There is a campsite location on the NE corner of property with electricity directly across the road. This is a rare tract that is a can't miss when it comes to deer hunting. Madison parish is the cream of the crop in LA for trophy bucks and this property is no exception. Brown Realty Co Jerry Brown Broker 2189 Hwy 425 Rayville LA 71269 318-728-9544

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