

LA - Madison Carter Brothers 81 acres +/-

81.35 Acres
\$250,000.00



Brown Realty Co

Richard Lemoine

(318) 669-3414

rlemoine@brownrealtyco.com

<http://www.brownrealtyco.com>



LA - Madison Carter Brothers 81 acres +/-

Legend

 Boundary

Description

Very nice small deer hunting tract, between two larger tracts with farmland on both sides. This tract is a funnel between these wooded and excellent WRP habitats. There is a tremendous amount of backup for this area as deer travel between a large hardwood tract, through a WRP tract, then through the 81 acres of hardwoods south to several thousand acres of 15-year-old WRP. The deer in this area have fantastic genetics and several trophy are killed every year locally. 2 Safe Hunt two-man box stands, another box stand and 2 ladder stands are strategically placed on food plots and shooting lanes connected by woods road, making for good access. NRCS Tallulah, LA has expressed interest in enrolling this tract in WRP. 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 in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.

Generated on: Jan. 24, 2018