

LAND FOR SALE | ±880 ACRES
RECREATIONAL & HUNTING TRACT

Highway 411, Rosedale, LA 70772



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PROPERTY DESCRIPTION

This ±880-acre recreational and hunting tract near Rosedale, Louisiana, just 30 minutes from Baton Rouge, is a rare opportunity to own a premier property of this scale so close to a major city. The land features a mix of ±640 acres of managed high-fence and ±240 acres of open-range terrain, all thoughtfully developed for wildlife habitat and accessibility.

The high-fence portion is optimized for exotic and trophy game management, while the open-range area offers native hunting in mature hardwood bottomland typical of the Mississippi Alluvial Plain. An extensive internal road system ensures year-round access throughout the property.

Additional highlights include 40 elevated hunting stands, six ponds, an equipment shed, and a modular bunkhouse, making it well-suited for hunting, recreation, or land stewardship. Whether as a private estate, corporate retreat, or long-term investment, this turnkey property combines seclusion, access, and infrastructure in a truly one-of-a-kind South Louisiana offering.

PROPERTY HIGHLIGHTS

- ±880 Total Acres Near Baton Rouge
- ±640 Acres of High-Fence Game Preserve
- ±240 Acres of Open-Range Hardwood Bottomland
- Functional Improvements for Operations
- Exceptional Legacy Value

OFFERING SUMMARY

Sale Price:	\$5,500,000
Lot Size:	±880 Acres

CONTACT

Elliott Scroggs

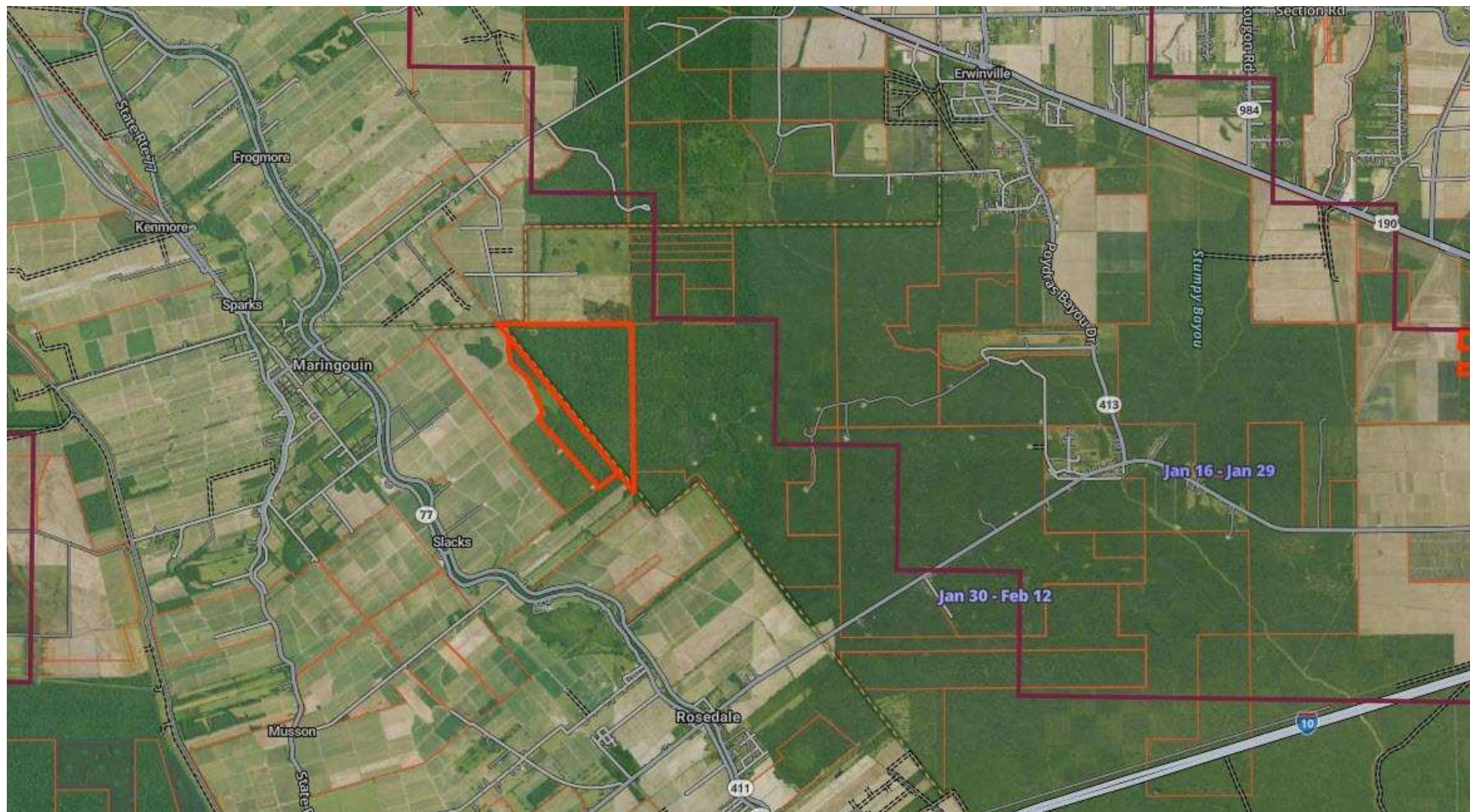
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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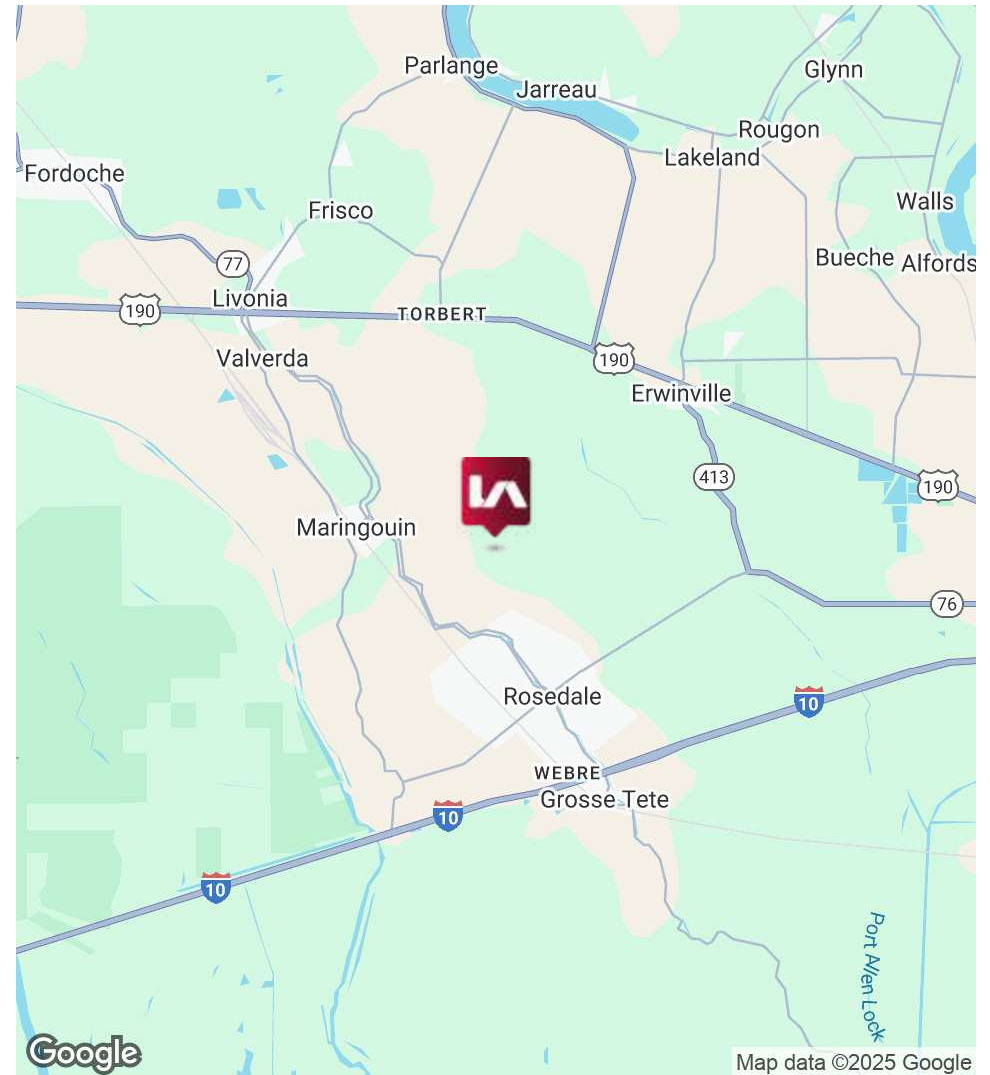
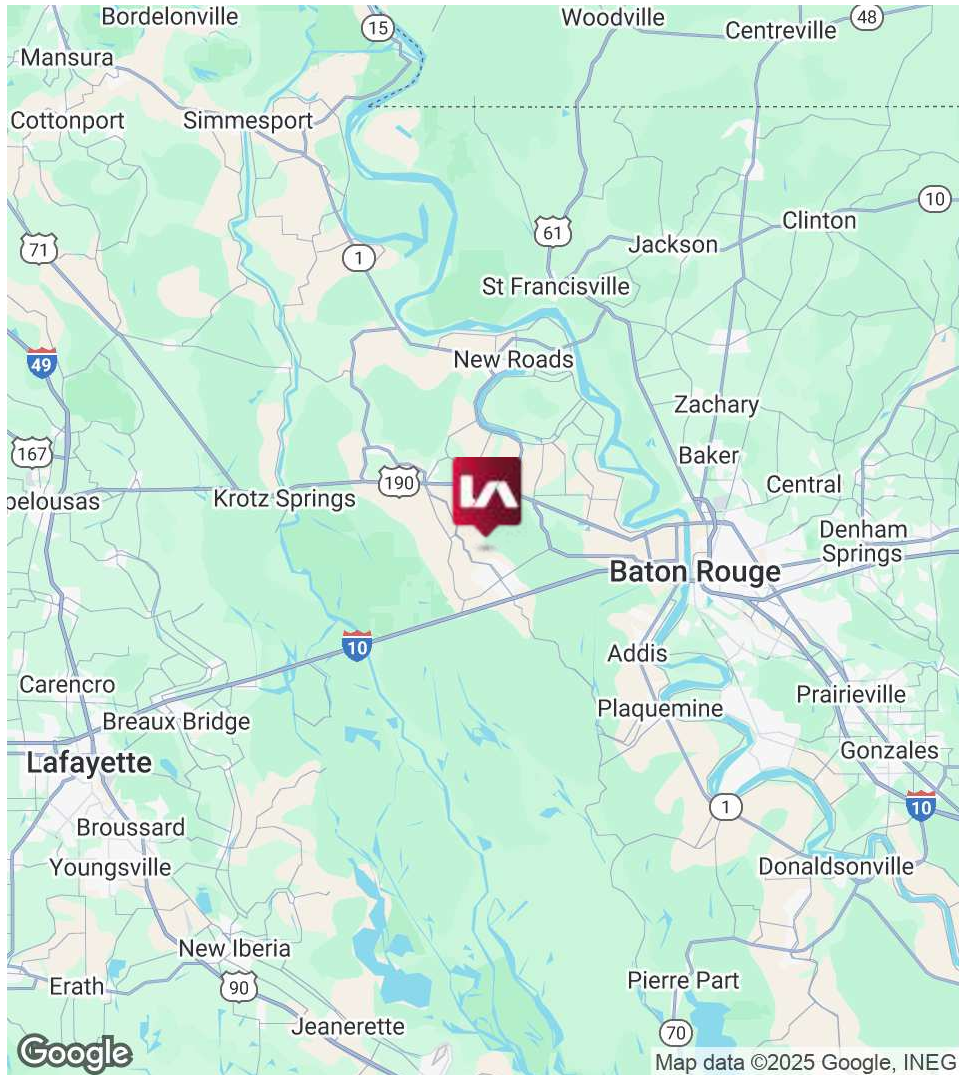
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