



LA - Catahoula Haygood 576
acres +/-
576.43 acres
\$2,275,200

Brown Realty Co

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 TerraStride Pro

Property Report—LA - Catahoula Haygood 576 acres +/-

Legend

Feature	Icon	Colors
Boundary		

Description

Truly a "Sportsman's Paradise", this property offers many option for the hunter. The tract has been managed for trophy bucks for about nine years. Numerous trophy bucks have been killed on this property, one that scored 208 and won several buck contests. There are two duck blinds on the property. Crawfish are abundant and there is potential for a business. Ditto and York Lake are both on the tract. The 1300 sq. ft, 2BR/1BA camp is on 6 acres along Bayou Macon which offers great fishing and access to the Tensas River. Also, there is a 30'X40' enclosed metal shed with concrete floor. The land is enrolled in the CRP program and generates a little over \$36K income annually. Episodes of "Buying the Bayou" and "Backwoods Paradise" were filmed here. Don't miss out on this one! Brown Realty Co Jerry Brown, Broker 2189 Hwy 425 Rayville LA 71269 318-728-9544

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