

LA - West Carroll Taylor 143 acres +/-

143.43 Acres

\$457,600.00



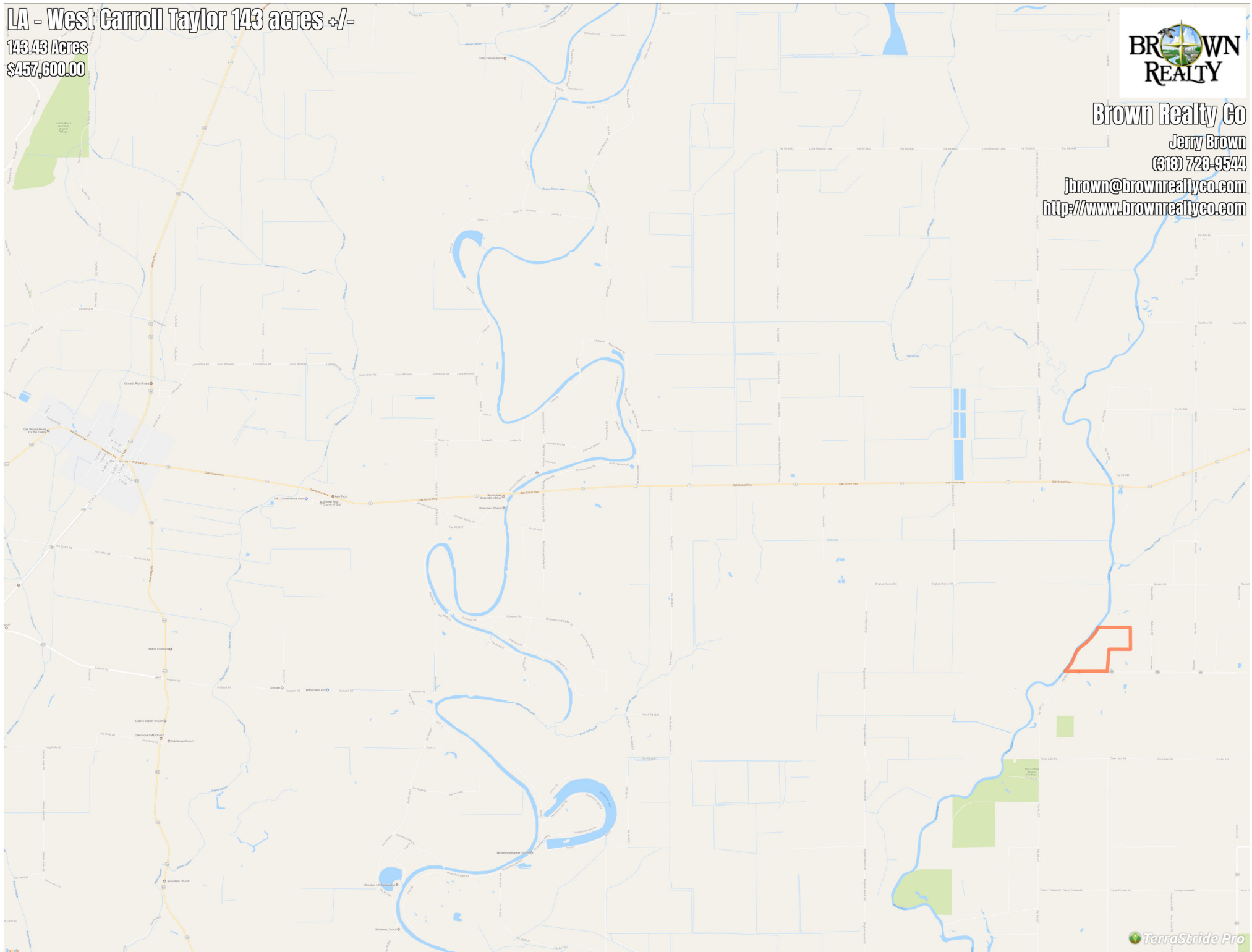
Brown Realty Co

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Legend

 Boundary

Description

Just one look at the soybean field adjacent tells you all you need to know about the deer hunting on this tract. The deer are there! VERY nice tract bordering Boeuf River in an area known for good deer. Four nice box stands with "stairs". Plenty of food plots and shooting lanes to plant. 488 acres CRP pays \$2,783.00 yearly until 10/31/2022. The old fields have been planted in 4 species of oaks and the Sawtooth are producing acorns. There is 40 acres of pine plantation that has been twice thinned which will provide a decent payoff in coming years. Habitat is excellent. There is a public boat launch just south of the SW corner of the tract. Utilities available. Come see a great small hunting tract! Brown Realty Co Jerry Brown, Broker 2189 Hwy 425 Rayville LA 71269 318-728-9544

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