

MYRTLE HILL PLANTATION



Exclusively Listed By: G. Archer Frierson III, CCIM, SIOR Chris Susilovich 318.222.2244 | vintagerealty.com





MYRTLE HILL PLANTATION 1,287± Acres GLOSTER, LOUISIANA

LOCATION:

Myrtle Hill Plantation is short 25 minute drive from Shreveport and is located just off Highway 5 near the town of Gloster, LA. The property is roughly 5.1 southwest of the I-49 and Hwy. 175 interchange in DeSoto Parish.

PROPERTY OVERVIEW:

Myrtle Hill Plantation is a diverse property with an abundance of recreational opportunities and the foundation for what will be a generational legacy asset. As you enter the property, you will quickly see what sets this property apart from others. The centerpiece of the property is the historic plantation home that was originally built in 1856 and completely renovated over the last several years. This home is truly reminiscent of the antebellum South and the current owner has preserved its integrity with recent renovations and additional improvements. Rarely does a legacy property of this size and magnitude become available.

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LAND DESCRIPTION

Myrtle Hill Plantation is made up of 1,287 +/- acres of diverse timber stands, lakes, ponds clearings and pasture land. The southeastern 320+ acres is primarily mature hardwoods and mature pine stands. The pasture land consists of roughly 100 +/- acres that are completely fenced and encompass a working horse farm. Myrtle Hill has a very good road system, making the entire property easily accessible throughout the year.

In addition to the diverse timber stands and meadows, there are six bodies of water on the property. The magnificent 25 acres trophy fishing lake is the crown jewel. Additionally, there are five more ponds that are teeming with trophy largemouth and bream. There is no shortage of water at Myrtle Hill and all of the lakes and ponds must be seen to be appreciated.





Aerial and Topography Map

LAT. 32.161523, LONG. -93.768054









Improvements

Improvements include the 4,000 square foot Plantation Home, Outdoor Kitchen, Pool and Exercise Room. On the grounds just south of the main house, sits the Tennis Court made of rubico with self-watering system.

There is a Second House overlooking the pastures and three additional manufactured homes near the Horse Farm. There is also a state of the art 4,360 square foot horse stable on the property with a concrete slab, 4 air conditioned stalls, 4 non-air conditioned stalls, kitchen, office, bedroom, tack room, and laundry room.

The Hay Barn is wood framed and measures 2,800 square feet. The caretaker's house sits near the west gate adjacent to two warehouses that measure 4,500 square feet each. Myrtle Hill also has two helicopter pads.





MAIN HOUSE









Wildlife

Deer, hogs and the occasional turkey range the Myrtle Hill Plantation. The property has seen little to no hunting pressure of the past 10 years. This property is home to a good population of whitetail deer, with sizeable mature bucks. With enhanced management efforts Myrtle Hill could have hunting that is unmatched within a half hour's drive of Shreveport.

There are numerous opportunities at Myrtle Hill for the wingshooter with several good spots on various water bodies and planted fields throughout the property. Further opportunities for the bird hunter can be developed on this property and have the potential to be spectacular.







Recreation

Throughout the year, the property is also great for family gatherings, holiday weekends, hiking, picnicking, Indian Princess / Guides and Scout activities, church functions and the like. The vast network of roads and trails are great for atv's, horses and mountain bikes. The numerous lakes and ponds offer excellent settings for cookouts and camping. Myrtle Hill Plantation offers endless opportunities to get outside and make memories.





AGENT INFORMATION - G. ARCHER FRIERSON III, CCIM, SIOR



PROFESSIONAL BACKGROUND

G. Archer Frierson, III joined Vintage Realty Company as a licensed commercial real estate agent in 2004. In 2017, he was named as the Director of Brokerage and Leasing for Vintage's 17 agents and administrative staff. Prior to Vintage, Archer was affiliated with Coldwell Banker Commercial in Savannah, Georgia where he was a licensed agent and real estate appraiser.

Over the course of his 15 plus year career Archer has been active in all facets of the commercial real estate industry and has represented numerous local, regional and national companies. He has also been involved in the disposition of various investment properties including office buildings, shopping centers, warehouses, self-storage facilities, and apartment complexes.

Archer is an active leader in the Shreveport/Bossier community. He was a 2005 graduate of the Leadership Shreveport program through the Greater Shreveport Chamber of Commerce, as well as a 2006 Community Catalyst for the Community Foundation of Shreveport/Bossier City.

In 2007, Archer was named to Northwest Louisiana's Top 40 under 40 by the Greater Shreveport Chamber of Commerce. He is a 2012 graduate of the Leadership Louisiana program developed by the Council for a Better Louisiana for rising business and civic leaders throughout the state.

He is a graduate of Louisiana State University with a B.S. in Business Administration and holds an MBA from Centenary College. He is also a Certified Commercial Investment Member (CCIM), a member of the Commercial Investment Division of the Northwest Louisiana Association of Realtors, and has earned the SIOR designation as an industrial specialist.

To contact Archer, call 318-222-2244 or email him at gfrierson@vintagerealty.com.



PROFESSIONAL BACKGROUND

Chris Susilovich joined Vintage Realty Company in 2017 in their Commercial Brokerage and Leasing Division and is licensed by both the Louisiana Real Estate Commission and the Texas Real Estate Commission. Chris started his real estate career with Hortenstine Ranch Company in Dallas, TX, handling farm and ranch transactions throughout Texas.

Chris spent 11 years in Houston, TX as a business development executive, fundraiser and consultant prior to returning home to Shreveport with his family. While in Houston, he served as the Executive Director for Houston Safari Club and consulted for several organizations to help improve process efficiencies, develop strategic plans and enhance development practices. Chris' vast experience with a broad range of organizations and businesses has greatly strengthened his sphere of influence throughout Texas and Louisiana.

Chris is a graduate of Centenary College of Louisiana with a degree in Environmental Science and holds a Master's of Science from Stephen F. Austin State University. Chris is currently pursuing CCIM designation as a Commercial Investment Real Estate Institute Candidate member.

Chris is a driven and passionate individual when it comes to philanthropy and community service. He has been actively involved with such organizations as Noel United Methodist Church, CADA of Northwest Louisiana, Dream Hunt Foundation, First Tee of Northwest Louisiana and the Norwela Council of Boy Scouts of America. Chris is married to Sarah Susilovich and they have two children, son Charlie and daughter Kathryn.

Chris is engaged in all aspects of commercial real estate including investment (income producing), industrial, vacant land, agriculture, office, retail, and new development.

To contact Chris, call 318-222-2244 or e-mail him at csusilovich@vintagerealty.com.







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