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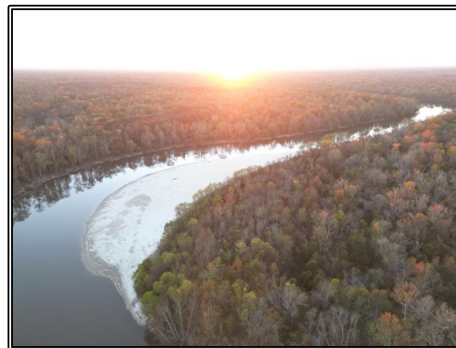
# SOUTHERN STATES REALTY



Hunting and recreational land for sale on the Pearl River in Washington Parish, LA. Welcome to The Pearl, The Pearl is 487+/- acres of beautiful, hardwood river bottoms on the Pearl River. With almost 2 miles of river frontage this property has views that are second to none. This tract features great deer, duck, turkey, and small game hunting along with year around family fun on the Pearl River. There is a great camp location right on the banks of the Pearl River with power and water already included. There are several beautiful sloughs that make for great duck hunting and great fishing. These cypress sloughs look like something taken out of an outdoor magazine, with the giant Cypress and Oak trees lining the banks. The property is truly a blank canvas needing additional roads and food plots to maximize its potential. At this price point you could have your own large recreational paradise for much less than competing properties. The timber on the tract has some giant mature hardwoods, some younger hardwoods that have been thinned and some fresh clear cut that makes for great bedding habitat as well as nesting habitat for turkeys. The tract also features access to large sandbars for summertime fun for the whole family. The Pearl River is known for its great fishing and this tract has great access to it. Located only an hour from New Orleans, LA and under 2 hours from Baton Rouge, LA this tract has easy access from anywhere in South Louisiana. Call us today to set up your private showing of this recreational paradise.

18000 Pushepatappa Cut-Off Road, Bogalusa, LA

30.8000948, -89.816985 GPS



**\$850,000**

487 Acres  
 MLS #138056  
 UC #23042-38056



#HUNTINGLANDMAN