



Slade Priest
 sladepriest1@gmail.com
 Office: (601) 250-0017
 Cell: (601) 888-0094
 SouthernStatesRealty.com



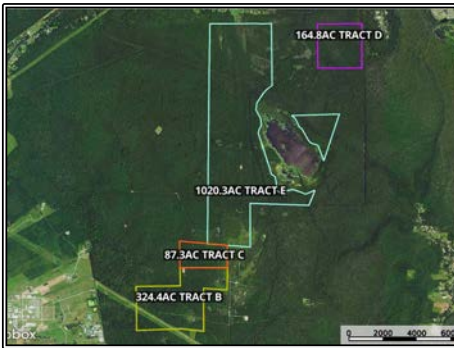
SOUTHERN STATES REALTY



Large land tract for sale just south of Baton Rouge, LA. Welcome to Spanish Lake. Spanish Lake is 1600+/- acres of true southern Louisiana recreational land. Being only 15 minutes from Tiger Stadium, a large tract like this is a super rare find. This tract features large bottomland hardwood flats, swampy cypress sloughs, and a large duck lake known as Spanish Lake. There is a high and dry internal road system that leads you through the property. The tract features deer, duck, and all types of small game hunting. Just imagine, bagging a limit of ducks in the morning and making it to the tailgate at Tiger Stadium in time for breakfast. This tract is so much more than just a recreational or timber investment. Being free of any government programs or mitigation, this tract has unlimited upside for tax write offs and mitigation banking. If you're looking for a large tract in the Baton Rouge area, you need to check out Spanish Lake. Opportunities for large tracts like this in this area are unheard of. Call us today to set up your private showing of this unbelievable property.

1 Natalbany Road, St. Gabriel, LA

30.285371, -91.047016 GPS



\$5,986,125

1600± Acres
 MLS #139907



#HUNTINGLANDMAN