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**Southern
States Realty**



Land For sale in Clarks, LA: a stunning 80+/- acre parcel boasting a diverse mix of hardwoods. With over half a mile of McKnight road frontage and nearby utilities, this tract offers convenience and accessibility. Hurricane Creek divides the property, creating an ideal habitat for deer, turkey, and squirrel. A pipeline spanning from north to south facilitates excellent food plot placements, complemented by existing box stands for hunting. Just minutes from Columbia and less than an hour from Monroe, this property serves as an exceptional weekend getaway. A gate on the Southwest corner grants access to high ground, perfect for a potential campsite. The property underwent cutting in 2005, leaving one quarter of the property with mature hardwoods, while the remaining portion boasts 15+ year-old hardwoods, promising future income opportunities. THERE IS AN ADDITIONAL 120 ACRES NORTH OF HURRICANE CREEK THAT CAN BE PURCHASED WITH THIS PROPERTY AS WELL. Contact me to schedule a showing and secure your own slice of paradise today.

McKnight Road, Clarks, LA

31.009898, -92.171779 GPS



\$264,000

**80± Acres
MLS #
2024010337**

