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**Southern
States Realty**



Check out this 268 acre hunting and timberland property in Caldwell Parish, LA. This property sits in the well known Castor Creek bottom where you can expect great hunting and a large variety of timber throughout the property. This 268 acre tract has everything from deer, ducks, turkeys, hogs, and small game. There are multiple sloughs throughout this property, with one large duck hole in the middle. A recent timber cruise shows a value of around \$240,000 in timber which could provide the new owner with immediate income potential. The current access is through a Weyerhaeuser road that leads directly to the property. There is deeded access through a Weyerhaeuser road that leads directly to the property from Vixen HC Road. This tract of land would make for a great timber and hunting investment. The coordinates for this property are 32.22036, -92.29775. Call Casey Valentine for more information, priced at \$1,679.00 per acre.

Vixen HC Road, Grayson, LA

32.220360, -92.297750 GPS



\$450,000

268± Acres

