

Bodcau Bluffs of East Bossier Parish, LA, 418 +/- acres
Highway 157
Haughton, LA 71037

\$5,434,000
418± Acres
Bossier County



**Bodcau Bluffs of East Bossier Parish, LA, 418 +/- acres
Haughton, LA / Bossier County**

SUMMARY

Address

Highway 157

City, State Zip

Haughton, LA 71037

County

Bossier County

Type

Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

32.684886 / -93.542419

Acreage

418

Price

\$5,434,000

Property Website

<https://www.mossyoakpropertiesla.com/property/bodcau-bluffs-of-east-bossier-parish-la-418-acres-bossier-louisiana/81122/>



Bodcau Bluffs of East Bossier Parish, LA, 418 +/- acres Haughton, LA / Bossier County

PROPERTY DESCRIPTION

Property ID: LABOSSJK414

418± Acre Hidden Jewel Overlooking Bayou Bodcau Northwest Louisiana | Surrounded by 33,766± Acres of Protected Land

Just north of the Bellevue Community in Northwest Louisiana lies a truly rare and private retreat — 418± acres of elevated, rolling timberland overlooking the wild and scenic **Bayou Bodcau**. This gated property is bordered on most sides by **33,766± acres of permanently protected habitat** managed by **Louisiana Department of Wildlife & Fisheries (LDWF)** and the **U.S. Army Corps of Engineers**, ensuring exceptional privacy and long-term conservation.

From a **90-foot elevation**, you can **watch migrating waterfowl** settle into seasonally flooded sloughs and hear **gobbling turkeys echoing for miles** through the bottomlands and ridges. The property blends stunning views with a wide range of ecosystems — from **cypress swamps and beaver ponds** to **rolling pine uplands and mature hardwood bottomland**.

Atop one of the ridgelines sits a **rustic cabin** with a **stone chimney**, **electricity**, and **water wells**, offering a perfect basecamp for **hunting, fishing, or quiet seclusion**.

This is a property where conservation, natural beauty, and recreational opportunity meet. It has been a **gated secret**, and now it's available to qualified buyers seeking something truly unique in the **Ark-La-Tex**.

Key Features:

- **418± acres in Northwest Louisiana** near Bellevue Community
 - **Elevated 90-ft ridgeline** with panoramic views over Bayou Bodcau
 - Watch **migrating waterfowl** and hear **gobbling turkeys for miles**
 - Surrounded by **33,766± acres of protected public land** (LDWF & USACE)
 - Wildlife habitat **actively managed for quality** by state and federal agencies
 - **Diverse terrain**: cypress sloughs, hardwood flats, upland pine ridges
 - **Rustic ridge-top cabin** with stone fireplace, electricity, and wells
 - **Bottomland hardwood species**: bald cypress, overcup, willow, water & cow oak
 - **Upland timber**: shortleaf & loblolly pine, cherrybark, red & white oak, sweetgum, elm
 - Outstanding **hunting, fishing, and camping opportunities**
 - **Seasonally flooded sloughs, beaver ponds**, and rolling topography
 - Gated, private access – **shown by permission only**
 - **Pre-qualification required** for all showings
-

Offered at \$13,000 per acre
Total Price: \$5,434,000



Contact J.J. Keeth, Broker
318.470.0483
jkeeth@mossyoakproperties.com



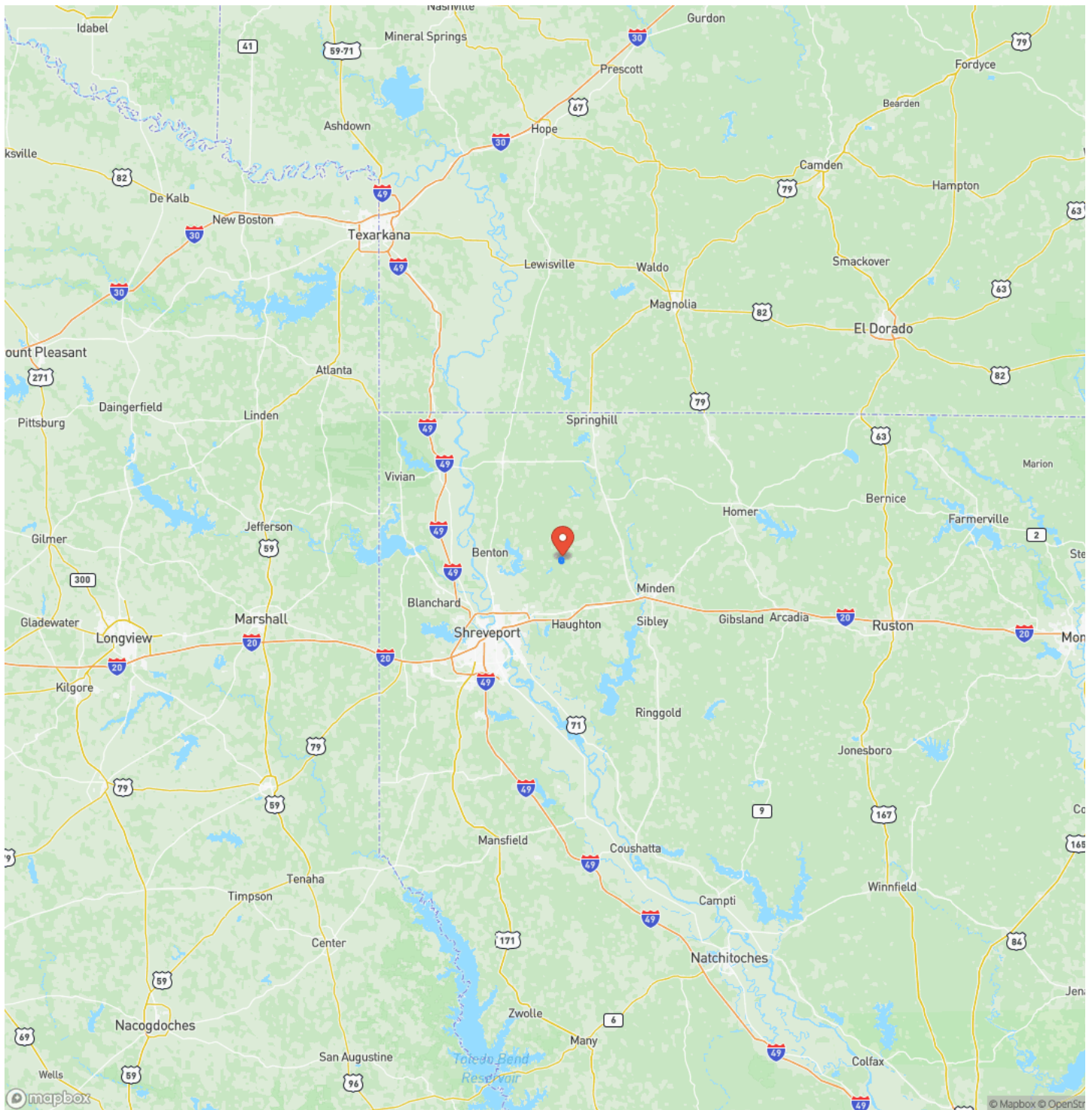
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Haughton, LA / Bossier County**



Locator Map



Locator Map



Satellite Map



**Bodcau Bluffs of East Bossier Parish, LA, 418 +/- acres
Haughton, LA / Bossier County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Shreveport, LA 71105

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakpropertiesla.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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