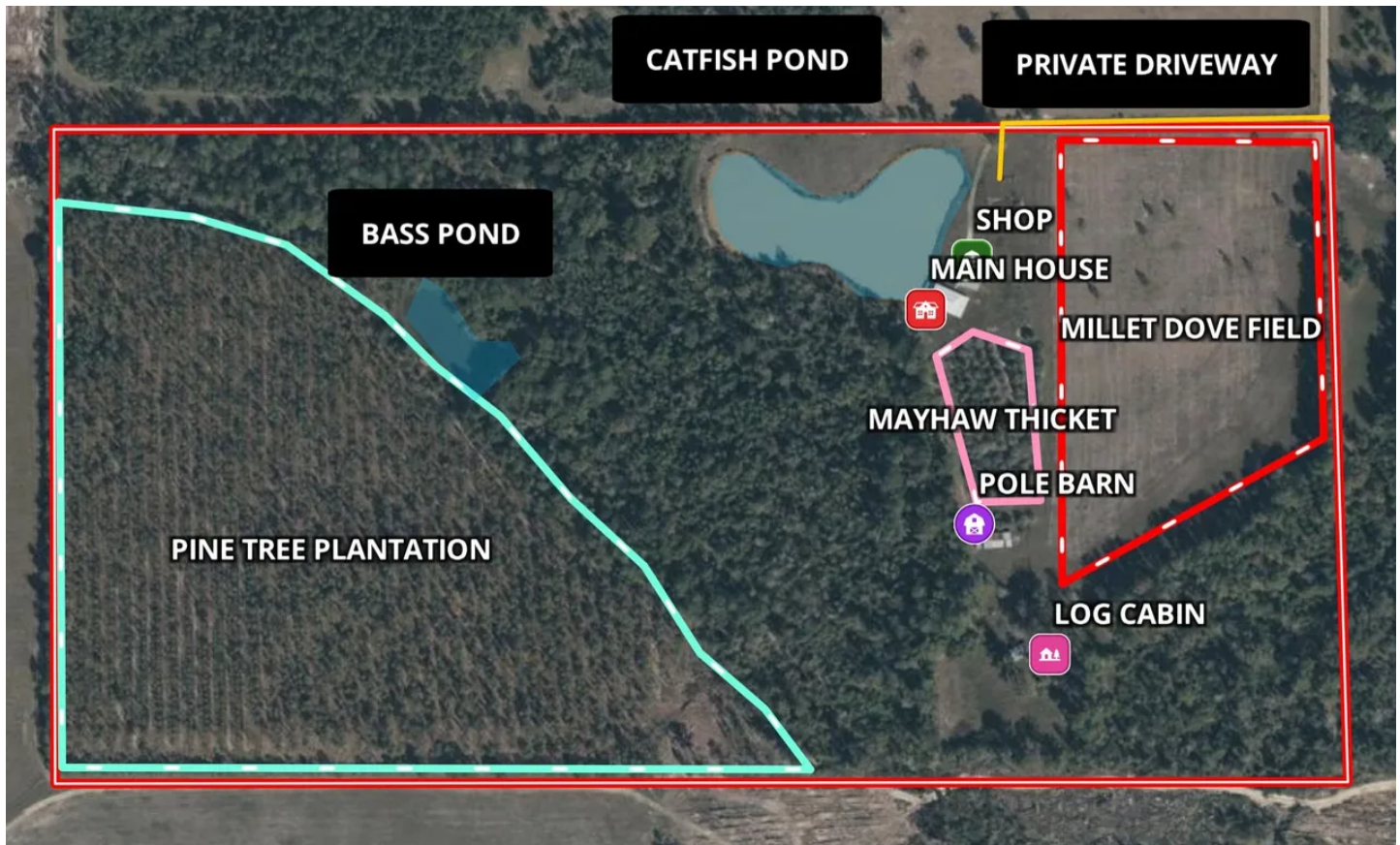


Lumas Road Tract, Beauregard Parish, 80 Acres ±
502 Dean Cryar Road
Deridder, LA 70634

\$499,900
80± Acres
Beauregard County



**Lumas Road Tract, Beauregard Parish, 80 Acres ≠
Deridder, LA / Beauregard County**

SUMMARY

Address

502 Dean Cryar Road 625 Dean Cryar Road

City, State Zip

Deridder, LA 70634

County

Beauregard County

Type

Recreational Land, Residential Property, Timberland, Farms

Latitude / Longitude

30.7267 / -93.2173

Dwelling Square Feet

3257

Bedrooms / Bathrooms

6 / 4

Acreage

80

Price

\$499,900

Property Website

<https://www.mossyoakpropertiesla.com/property/lumas-road-tract-beauregard-parish-80-acres-beauregard-louisiana/87805/>



**Lumas Road Tract, Beauregard Parish, 80 Acres ±
Deridder, LA / Beauregard County**

PROPERTY DESCRIPTION

A rare opportunity to own this one of a kind unique timber investment and recreational property. This rectangular eighty acre tract nestled in north east Beauregard Parish is surrounded by larger land owner tracts enhancing privacy, seclusion, peacefulness and refuge.

A 26 acre pine plantation of native longleaf pine consisting of mostly 28 year old trees was thinned 2 years ago and is now an improving natural turkey habitat. Longleaf plantation is currently worth approximately \$14,000. There are multiple scatterings of saw-log size trees within the tract that add to timber value and natural aesthetic value.

The Long Branch of Barnes Creek winds through the north to south middle of the rectangular tract and Little Barnes Creek winds through the south east corner forming natural wildlife corridors that attract and encourage deer, turkey, wood duck, rabbit, squirrel (and hog) within a landscape of varied habitats.

A mayhaw thicket adjacent to the Long Branch Creek with an estimated 90+ fruit bearing trees and small intermittent slough is favored by game and other wildlife. A three acre stocked catfish pond and a one acre bass pond enhance water sources for wildlife/waterfowl.

A planted millet field provided for doves, also lures turkey, resident Canada geese and an occasional quail.

A hard surface extensive private driveway beginning at the dead end of Dean Cryar Road leading onto the property, means no traffic. On the property sits a ranch style house on a slab with 1,661 sq. ft. of living, 3 bed, 2 bath, central air, built in 1999. The house has a detached 2 car garage/shop on a slab measuring 40' x 37'.

An authentic log cabin built with logs from the site is two stories on piers, has 1,596 sq. ft. living, 3 bed, 2 bath, window a/c units. Log cabin was built in 1978 and never flooded.

The house, shop, log cabin sustained damages from the recent hurricanes and house from flooding and are priced with that considered for sale as is. Other structures on the property are an open face pole barn measuring approx. 55' x 29' and a smaller barn/pump shelter measuring 23' x 33' making a total of five separate structures.

This property is located within the highly rated South Beauregard School District.

Current owner calls it "A place far away that's not far away"

Miles from Lake Charles, (north city limits) 36 mi., approx 40 mins.

Miles from DeRidder, approx. 11.9 mi., approx. 15 mins.

Minerals: Seller retains the mineral rights they may own.

Location/Directions: Starting from Lake Charles, North on Highway 171 for 43 miles, turn right on Lumas road for 1.2 miles, turn right onto Dean Cryar Road for .75 miles, private driveway at the dead end.

GPS: 30.7267 -93.2173

RIGHT OF ENTRY PERMIT MUST BE SIGNED AND RETURNED TO MOSSY OAK PROPERTIES, LLC PRIOR TO ENTERING THIS PROPERTY, CONTACT PAM PELAFIGUE, AGENT OR BROKER TO RECEIVE A FORM.

Contact Pam Pelafigue at [337-764-9216](tel:337-764-9216) or ppelafigue@mossyoakproperties.com for more information on this great investment.



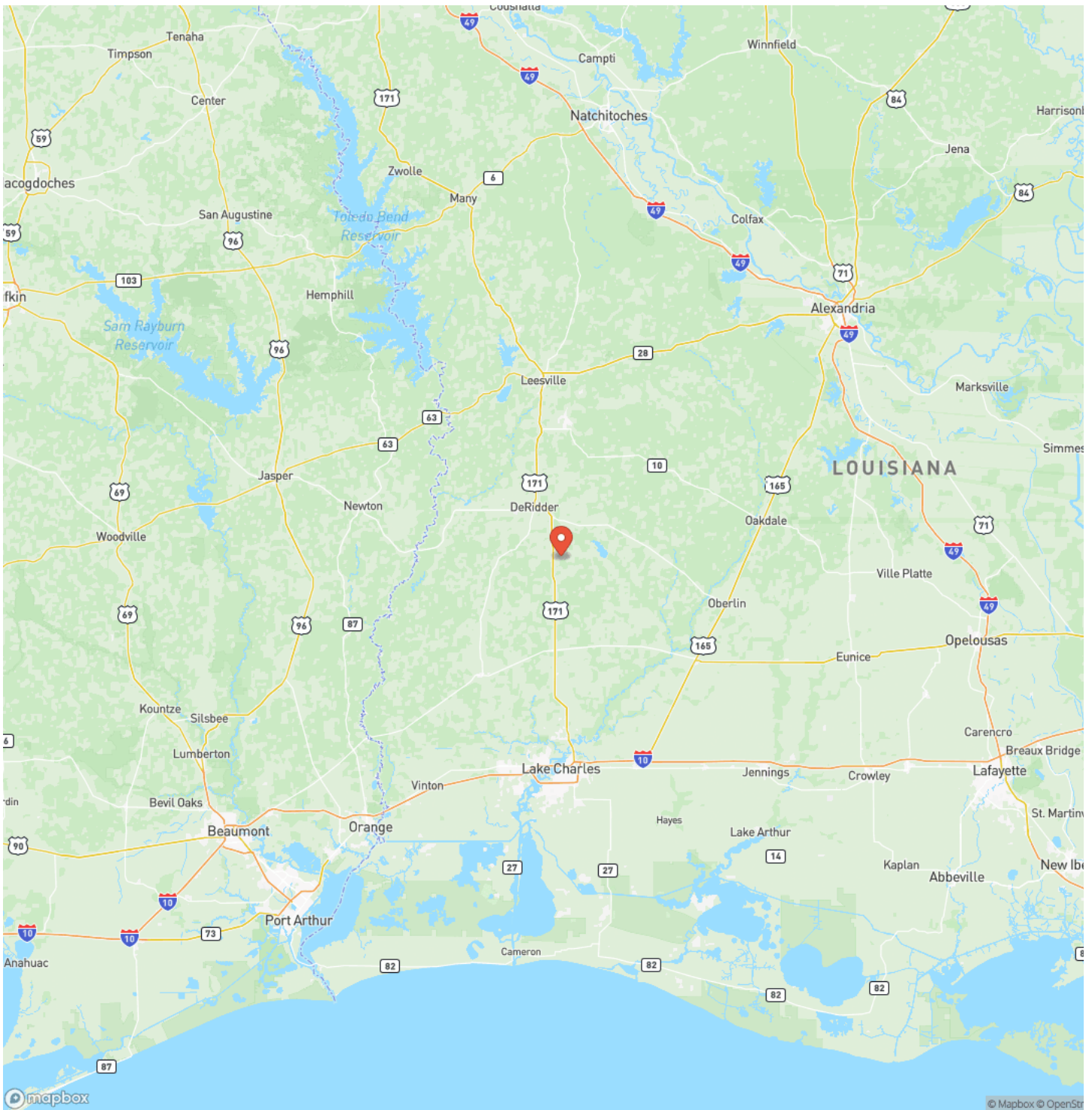
Lumas Road Tract, Beauregard Parish, 80 Acres ±
Deridder, LA / Beauregard County



Locator Map



Locator Map



Satellite Map



**Lumas Road Tract, Beauregard Parish, 80 Acres ±
Deridder, LA / Beauregard County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Pam Pelafigue

Mobile

(337) 764-9216

Email

ppelafigue@mossyoakproperties.com

Address

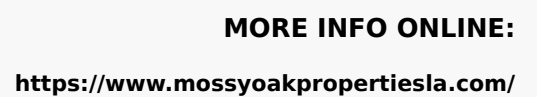
2412 East 70th Street

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Mossy Oak Properties of Louisiana
2412 E 70th Street
Shreveport, LA 71105
(318) 795-2490
<https://www.mossyoakpropertiesla.com/>

