

Hwy 126 Dodson Tract, Winn Parish, 40 Acres +/-
000 Hwy 126
Dodson, LA 71422

\$110,500
40± Acres
Winn County



**Hwy 126 Dodson Tract, Winn Parish, 40 Acres +/-
Dodson, LA / Winn County**

SUMMARY

Address

000 Hwy 126

City, State Zip

Dodson, LA 71422

County

Winn County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.086498 / -92.617808

Acreage

40

Price

\$110,500

Property Website

www.mossyoakpropertiesla.com



Hwy 126 Dodson Tract, Winn Parish, 40 Acres +/- Dodson, LA / Winn County

PROPERTY DESCRIPTION

Create your own private retreat on 40 acres of prime timberland in the quiet pine woods of north-central Louisiana. Whether you want a hunting haven, a timber investment, or a secluded homestead, this Winn Parish tract blends natural beauty with easy access. With game moving through the timber and peaceful seclusion beneath the canopy, the property captures the best of Southern outdoor living—a blank canvas for making memories in the heart of the Sportsman's Paradise.

Located on Highway 126 just outside Dodson, the tract offers rural privacy in historic Winn Parish, known for its forestry heritage and outdoor recreation, while nearby towns provide supplies, dining, and services.

The undeveloped land has no existing structures, giving you full freedom to lay out roads, place hunting blinds, and set up a campsite. Or you can build a weekend hunting cabin, a family home in the pines, or equipment outbuildings. The choice is yours! Whitetail deer, turkey, and small game thrive here, and the forest canopy offers year-round birdwatching. Currently used primarily for timber, the tract is ready for ATV trails, food plots, or long-term timber growth.

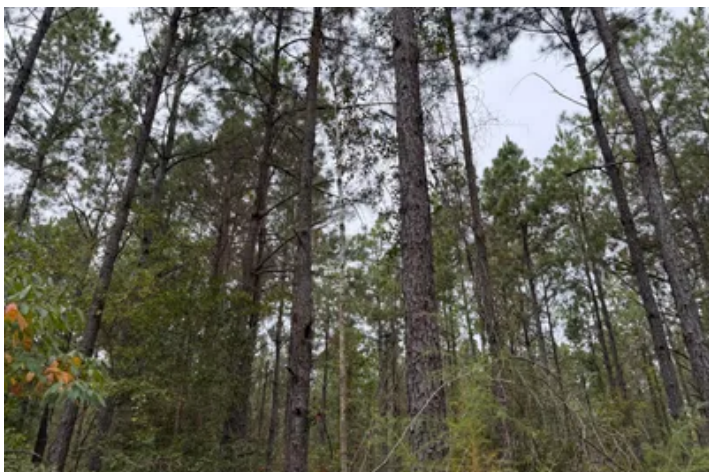
Location: Section 30, Township 13 North, Range 2 West, Winn Parish, Louisiana. Frontage along LA Hwy 126.

For additional information or to set up your own private property tour, contact Jarod Patterson [318-245-1167](tel:318-245-1167) or email jpatterson@mossyoakproperties.com

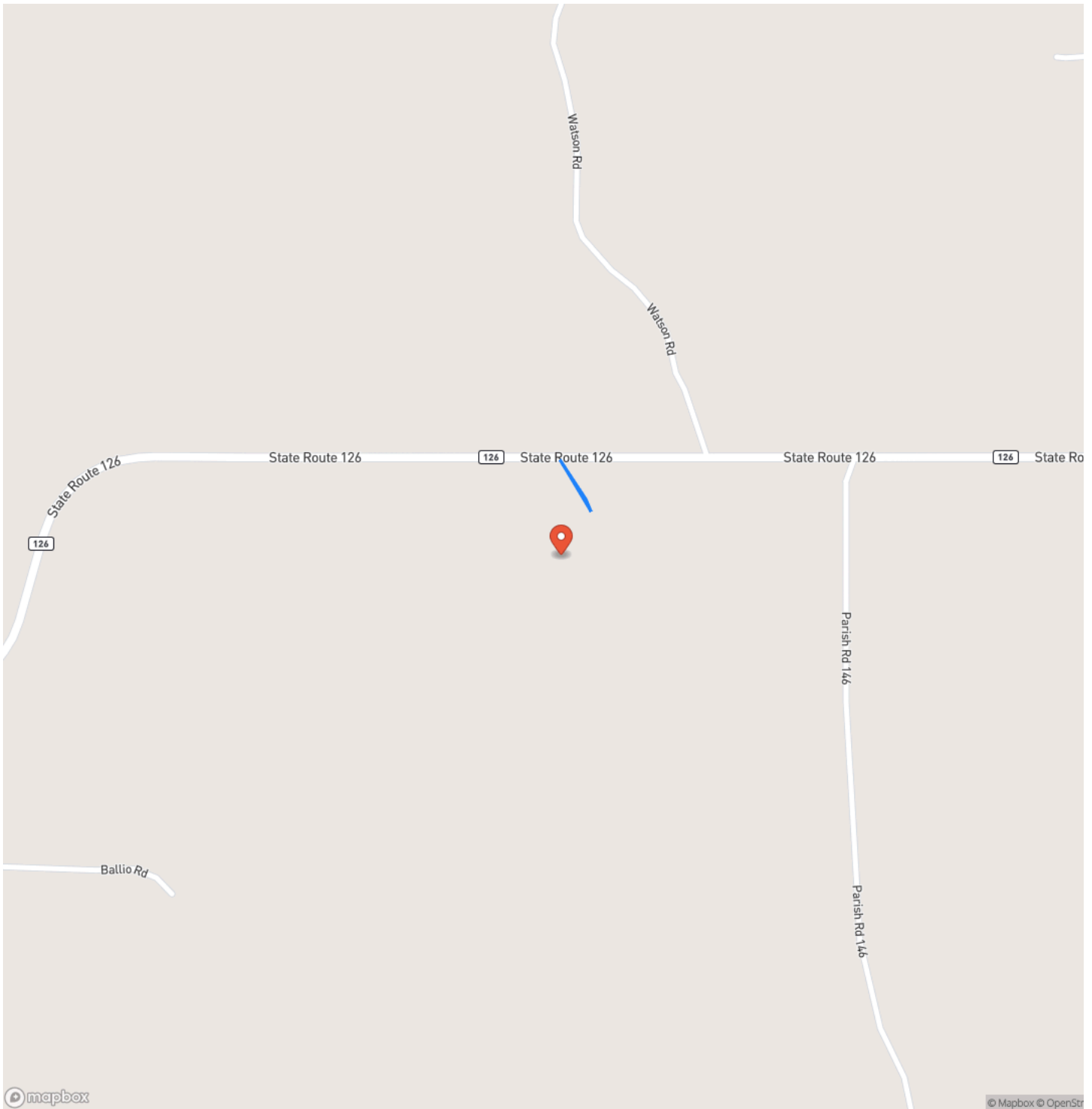
To see a list of all properties, please visit <https://mossyoakpropertiesla.com/property-search/>



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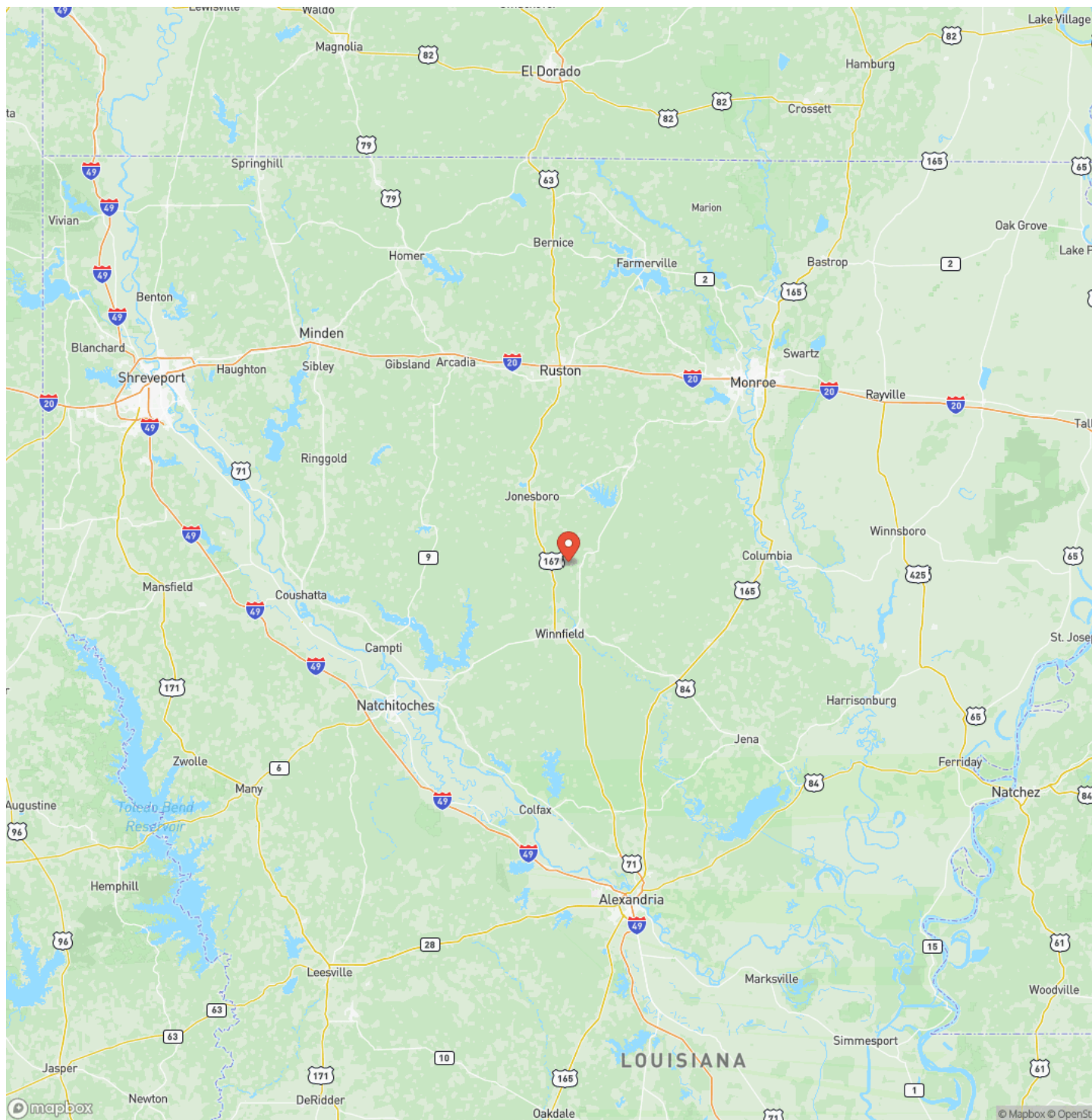


Locator Map

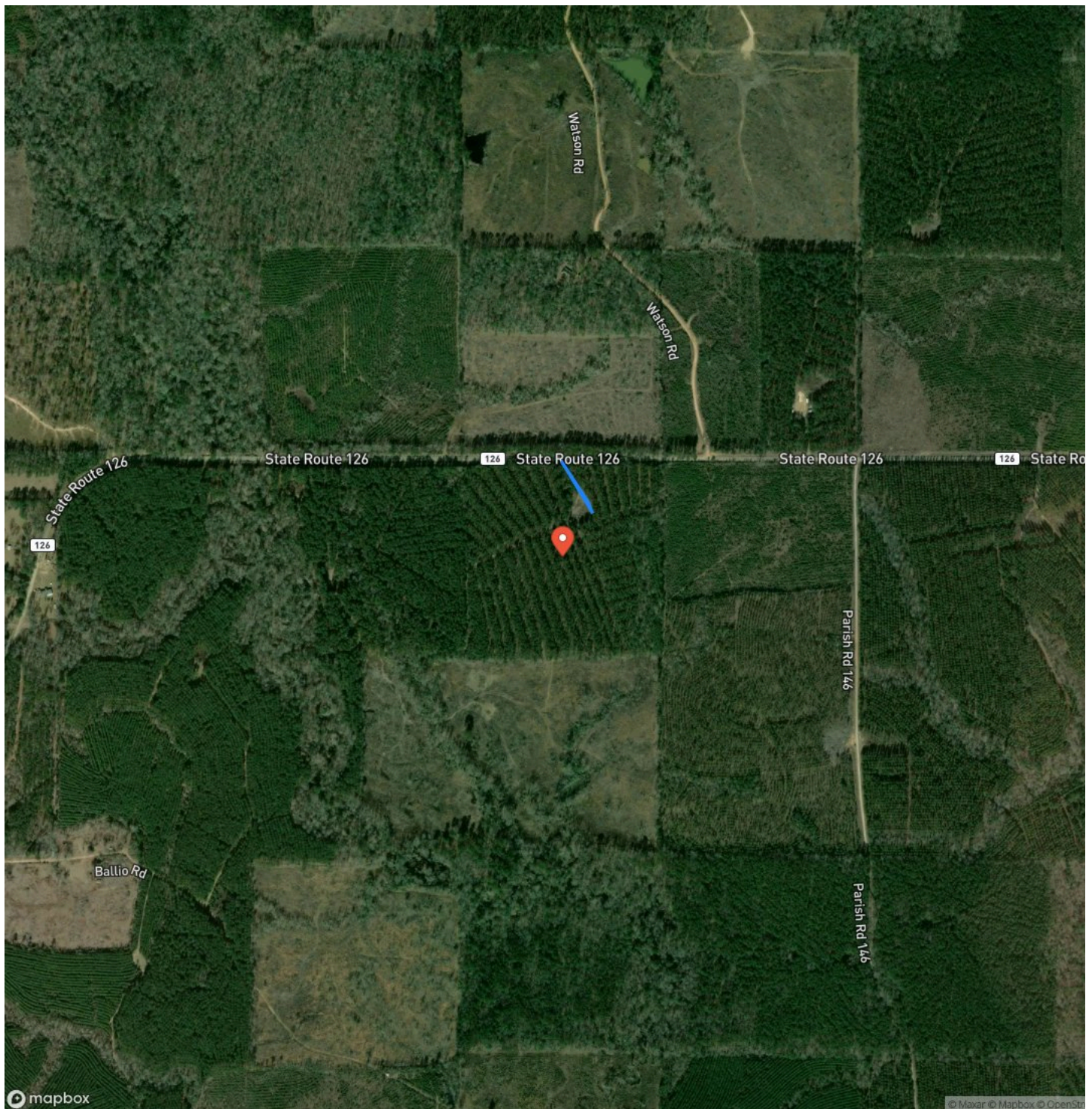


Dodson, LA / Winn County

Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jarod Patterson

Mobile

(318) 245-1167

Email

jpatterson@mossyoakproperties.com

Address

629 Leachman Road

City / State / Zip

Ruston, LA 71270

NOTES

[illegible]

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

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.



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