

French Fork Tract, LaSalle Parish, 158 Acres +/-
0 French Fork Rd
Jena, LA 71342

\$1,000,000
158± Acres
LaSalle County



**French Fork Tract, LaSalle Parish, 158 Acres +/-
Jena, LA / LaSalle County**

SUMMARY

Address

0 French Fork Rd

City, State Zip

Jena, LA 71342

County

LaSalle County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

31.539242 / -92.022706

Acreage

158

Price

\$1,000,000

Property Website

<https://www.mossyoakpropertiesla.com/property/french-fork-tract-lasalle-parish-158-acres-lasalle-louisiana/77370/>



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PROPERTY DESCRIPTION

Property ID: LALASAPF158

The fame of Catahoula Lake's waterfowl hunting is undeniable and the Catahoula National Wildlife Refuge (NWR) joining the north end of the Lake is a sheltering haven for the annual waterfowl migration. Most hunter's only wish they could have a blind in or adjoining this NWR waterfowl mecca and the French Fork Tract is about the closest property location to achieving this dream. The 158 acre French Fork Tract is an established WRP (conservation easement) waterfowl project including three duck ponds with water control structures and two electric water wells designed to control water levels for planting seasons or to conduct scheduled draw downs to stimulate natural growth of desired waterfowl vegetation. These ponds also serve for excellent fishing opportunities while also providing waters for alligators during the September hunting season. This property has established food plots for great deer hunting and areas that can be developed into some great dove hunting fields. This hardwood bottom WRP is perfect for squirrel hunting (all fox squirrel) and there's plenty of hogs add to the hunting menu that this spectacular property has to offer.

The eastern boundary of this property is French Fork River that feeds into Catahoula Lake which further provides great fishing opportunity along with access to more public hunting land on Catahoula Lake and Dewey Willis WMA. The western boundary of the property joins the Catahoula NWR and is less than one-quarter mile from Duck Lake on the refuge. The only structure on this property is an old barn that houses a Kubota LA 854 enclosed cab tractor that goes with the sale, along with disc, bush hog, and a front end bucket for maintaing and developing the property. There's also an old Kawasaki Mule (needs work) and a Yahama 350 Big Bear that needs just a little TLC. We know that the key to any great property is location, location, location and one simply cannot beat the location of the French Fork Tract for a supurb recreational property.

If you're in the market for this "one of a kind" property and ready to settle in with your family and friends for the next upcoming season then contact Paul Ferrell ([\(318\) 792-1893](tel:3187921893)) "Your Land Guy" with Mossy Oak Properties of Louisiana to schedule your private tour of this fantastic property.

Licensed in LA/MS for all your land needs!



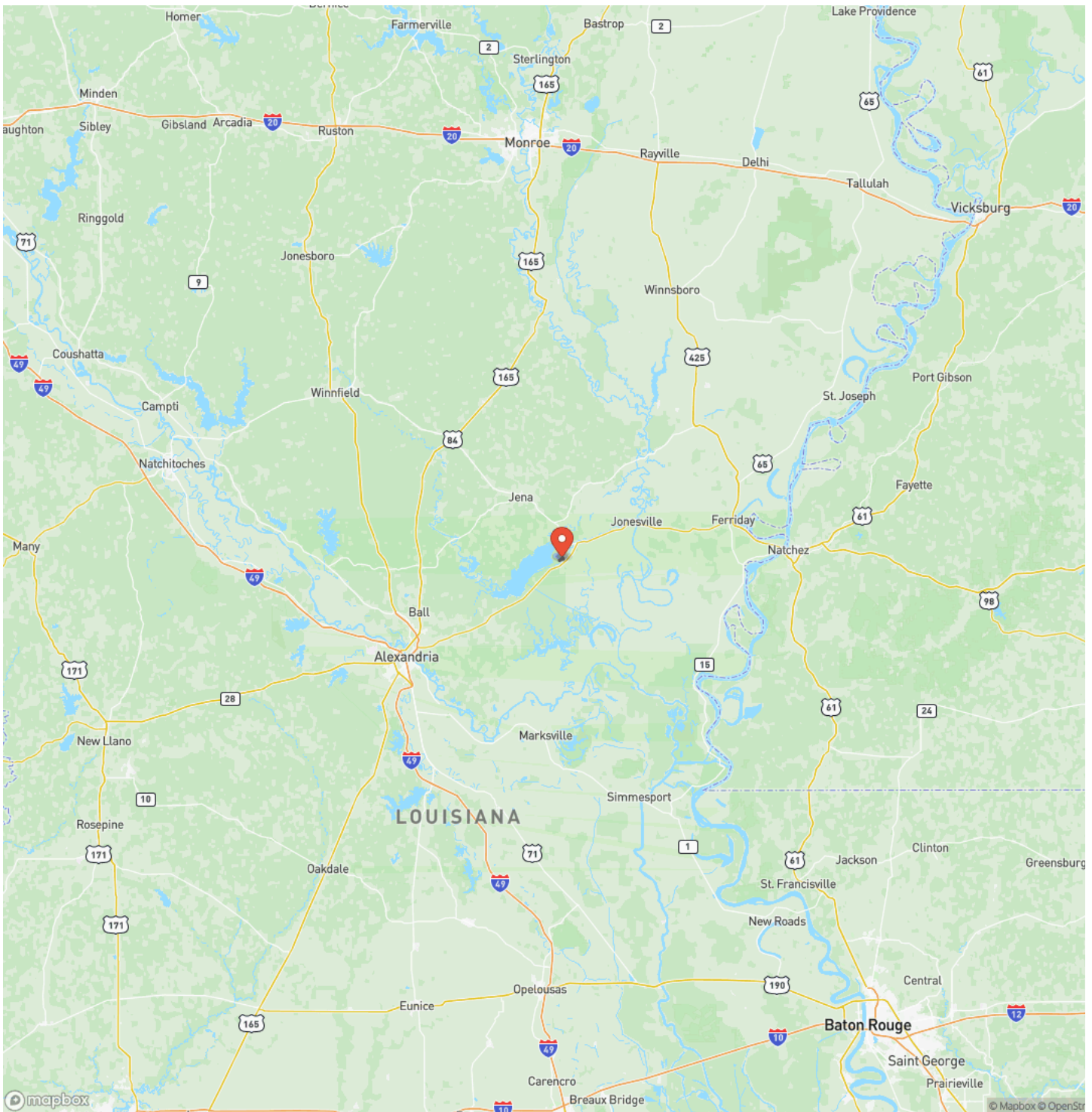
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Jena, LA / LaSalle County**



Locator Map



Locator Map



Satellite Map



**French Fork Tract, LaSalle Parish, 158 Acres +/-
Jena, LA / LaSalle County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Paul Ferrell

Mobile

(318) 792-1893

Email

pferrell@mossyoakproperties.com

Address

5152 Highway 84

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

MossyOakPropertiesLA.com

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MORE INFO ONLINE:
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.



Mossy Oak Properties of Louisiana
2412 E 70th Street
Shreveport, LA 71105
(318) 795-2490
MossyOakPropertiesLA.com

