

Grand Vue - Lagniappe Tract
172 Lawrence Dubois Road
Colfax, LA 71417

\$2,555,000
325± Acres
Grant County



Grand Vue - Lagniappe Tract
Colfax, LA / Grant County

SUMMARY

Address

172 Lawrence Dubois Road

City, State Zip

Colfax, LA 71417

County

Grant County

Type

Hunting Land

Latitude / Longitude

31.570676 / -92.741701

Dwelling Square Feet

3500

Bedrooms / Bathrooms

4 / 2.5

Acreage

325

Price

\$2,555,000

Property Website

<https://www.mossyoakpropertiesla.com/property/grand-vue-lagniappe-tract-grant-louisiana/84128/>



PROPERTY DESCRIPTION

Welcome to the GRAND VUE - LAGNIAPPE TRACT!

325 Acres – Grant Parish, Louisiana | Turnkey Outdoor Paradise with Endless Income & Recreation Opportunities

Step into a rare and remarkable offering in the heart of **Grant Parish, Louisiana—325+ acres** of stunning, multi-purpose land designed for those who crave adventure, income, and the serenity of rural luxury. This is more than just property—it's a lifestyle, a legacy, and an outdoor enthusiast's dream all wrapped into one unforgettable tract.

A Land of Opportunity & Beauty

This extraordinary property blends diverse landscapes with productive uses:

- Rolling topography
- Commercial hay fields
- Crawfish ponds
- Farm acreage
- Lush, wildlife-rich habitats

Whether you're managing a productive ag operation or escaping into the wild for recreation, the **Lagniappe Tract delivers**. Enjoy **world-class duck, deer, and dove hunting**, along with excellent **fishing, crawfishing, frogging, and alligator hunting**. Wetlands and ponds are already in place, situated directly across the Red River from USA Wildlife Refuge areas—making this a **prime hunting and conservation corridor**.

The Sportsman's Dream

- **Established duck blinds** in well-maintained wetland areas
- **Mature deer habitat** with fields and wooded stands
- **Frogging and gator hunting** in the bayou bottoms
- **Stocked ponds** and **natural bayou** for incredible fishing
- Income from **hay production, crawfish leases, ag leases**, and even **hunting leases** (duck blinds, dove fields)

Welcome to the Grand Vue Lodge

The barndominium-style **Grand Vue Lodge** is the crown jewel of this estate—**elegantly finished, thoughtfully designed**, and ready for entertaining or relaxing:

- 4 king-sized bedrooms
- 2.5 luxurious bathrooms
- Massive indoor and outdoor fireplaces
- Covered porch with panoramic **sunset & wildlife views**
- **Chef's kitchen** with Zline 6-burner range, wine cooler, Sharp oven, and ice maker
- 12' ceilings with exposed beams, great room with pool table and large screen TV
- Mudroom, walk-in gun safe, refurbished walk-in cooler, and more!

Little Vue Camp – The Bonus Stay!

But wait... **this is the Lagniappe Tract—there's more!**

For kids, guests, or extra space, the **Little Vue Camp** (Quonset Hut style) offers:

- A full king bedroom downstairs
- Bunk loft upstairs
- Open kitchen and great room



- Back porch with the same sweeping views
Perfect for guests, family, or weekend getaways!

Turnkey Operation with Equipment Included

This property is **ready to go** with all the equipment you need to hit the ground running:

- **John Deere 5115M enclosed cab tractor** with front-end loader
- Attachments:
 - JD grapples (brand new!)
 - JD FC12E batwing mower
 - Frontier FP2206 seeder/planter
 - Rear tine tiller/cultivator
 - MX7 JD brush hog
 - Heavy-duty disc set
- 10" water well for flooding crawfish & duck ponds
- Crawfish harvest boat
- 450 basket crawfish traps
- Additional equipment, supplies, and structures ready for use

Income Potential Galore

This isn't just about recreation—it's about smart investment:

- Commercial crawfishing
- Hay production
- Ag field leases
- Duck blind & dove field lease potential
- Equipment and infrastructure already in place

While it won't pay the whole note, the **revenue potential can help offset expenses** and make your ownership experience even more rewarding.

Don't Miss This Rare Southern Gem

The **Grand Vue - Lagniappe Tract** is more than a property—it's a **fully operational, income-producing, recreational retreat** waiting for its next chapter. Properties like this don't come around often, and this one is truly **something special**.

For more information or to schedule your private tour of this unique property contact Paul Ferrell [\(318\) 792-1893](tel:3187921893) "Your Land Guy" pferrell@mossyoakproperties.com with Mossy Oak Properties of LA. Licensed in LA/MS for all your land needs!

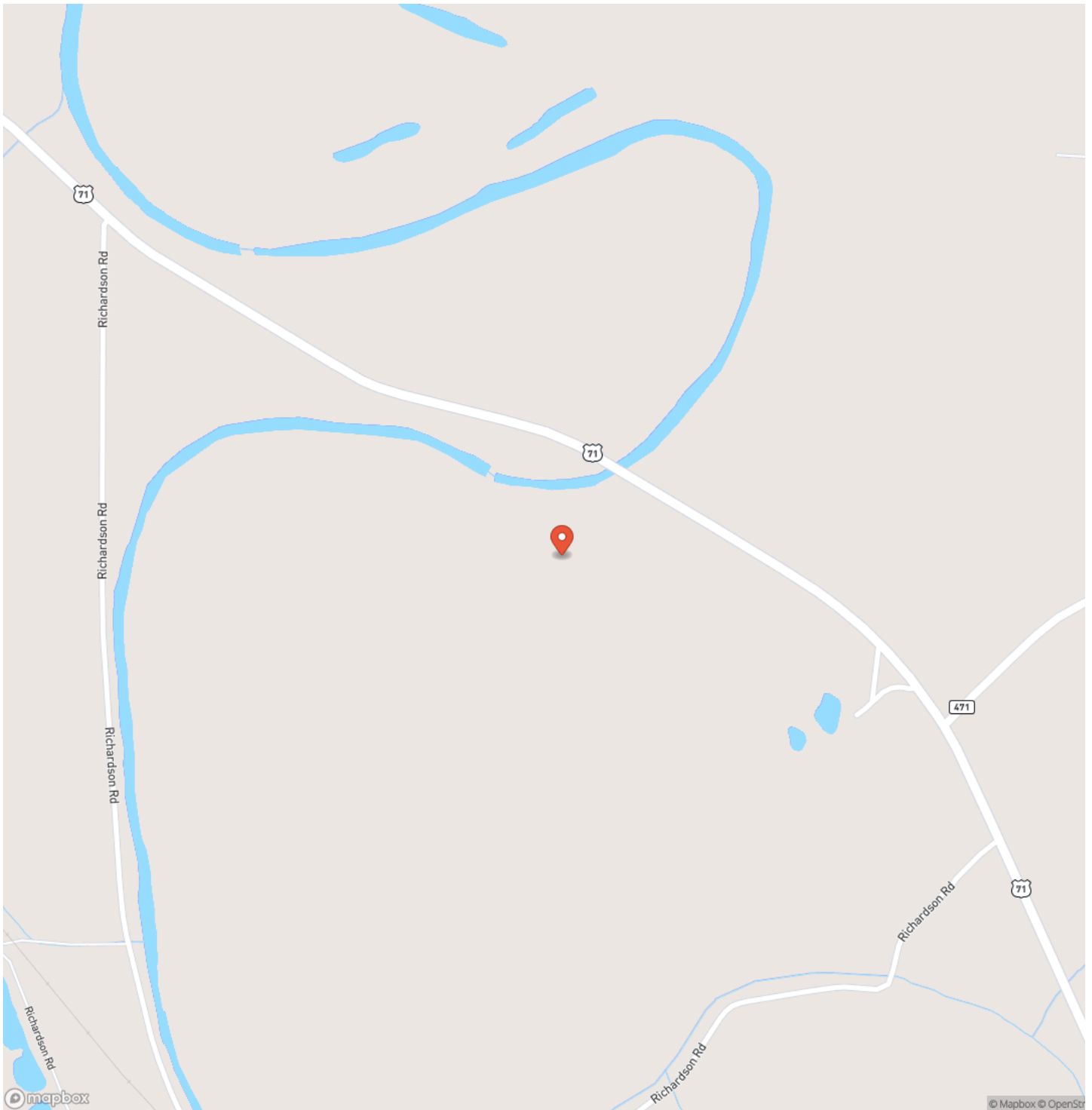
Call now to schedule your private showing and uncover all the hidden treasures this Louisiana paradise has to offer!



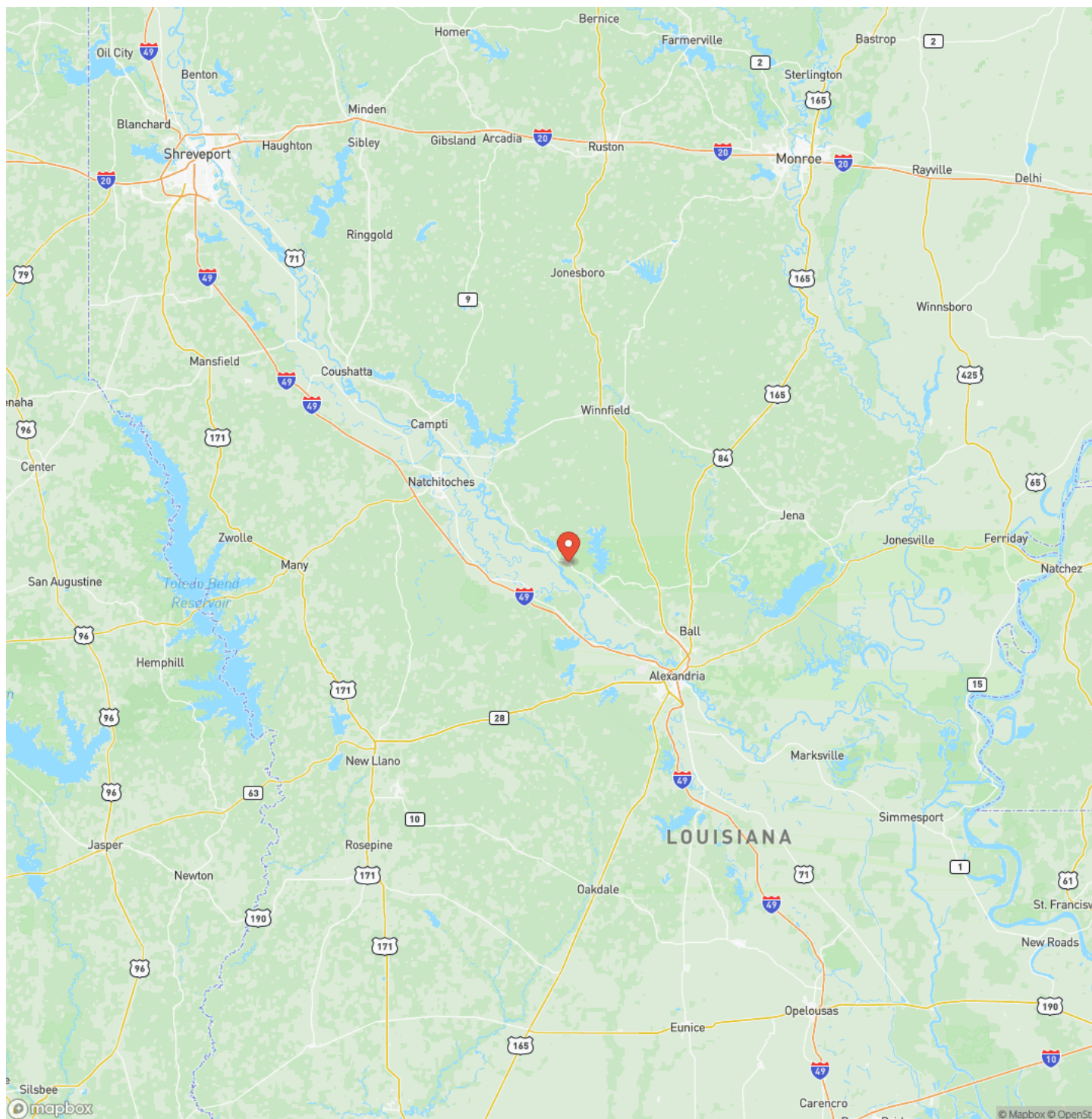
Grand Vue - Lagniappe Tract
Colfax, LA / Grant County



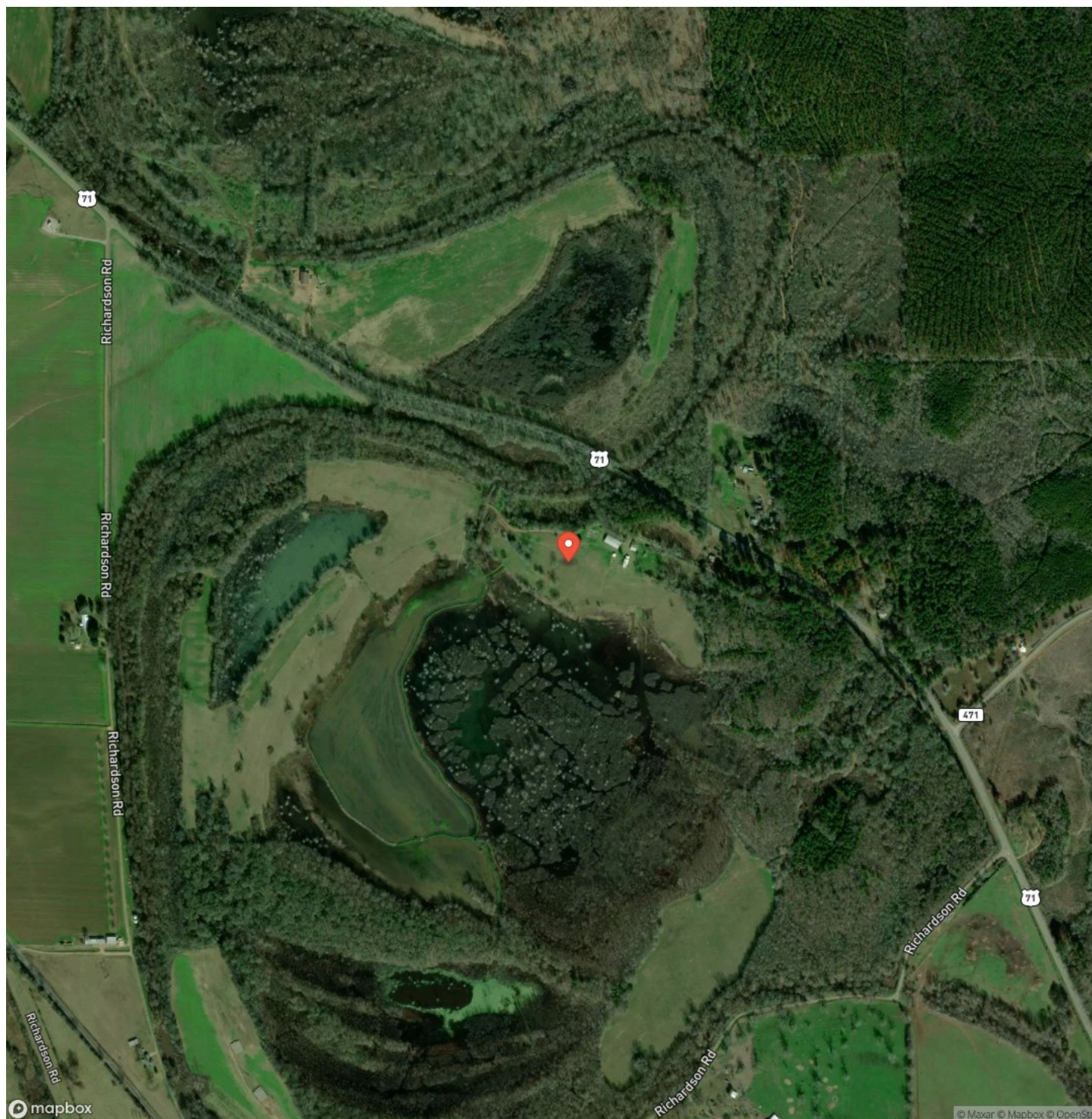
Locator Map



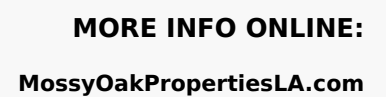
Locator Map



Satellite Map



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
MossyOakPropertiesLA.com

