

Old Mill Creek Wildlife Sanctuary
599 Timothy Church Rd.
Springhill, LA 71075

\$2,800,000
403± Acres
Webster County



**Old Mill Creek Wildlife Sanctuary
Springhill, LA / Webster County**

SUMMARY

Address

599 Timothy Church Rd.

City, State Zip

Springhill, LA 71075

County

Webster County

Type

Hunting Land

Latitude / Longitude

32.996349 / -93.50734

Dwelling Square Feet

2500

Bedrooms / Bathrooms

4 / 4.5

Acreage

403

Price

\$2,800,000

Property Website

<https://www.mossyoakpropertiesla.com/property/old-mill-creek-wildlife-sanctuary-webster-louisiana/101208/>



Old Mill Creek Wildlife Sanctuary Springhill, LA / Webster County

PROPERTY DESCRIPTION

Discover an expansive retreat where nature thrives, offering a unique opportunity to own a significant piece of Louisiana's serene landscape. Old Mill Creek Wildlife Sanctuary, spanning an impressive 403 acres, is more than just land; it's a legacy waiting to be embraced. This remarkable property, ideally suited for hunting enthusiasts, presents a rare blend of extensive acreage and thoughtful amenities, promising an unparalleled outdoor experience.

Location

Nestled in the charming city of Springhill, within Webster County, Louisiana, this sanctuary offers the perfect balance of secluded wilderness and convenient access. The property's strategic location ensures a tranquil escape while remaining connected to local amenities and services, providing the best of both worlds for its fortunate new owner.

Land and terrain

Encompassing 403 acres, the land offers diverse topography and natural features, inviting exploration and enjoyment. The varied terrain is ripe for development into a personalized haven, whether for recreational pursuits or simply to savor the expansive natural beauty. Buyers have the freedom to shape this vast canvas to their specific desires, creating an environment that truly reflects their vision.

Improvements and infrastructure

This exceptional property features a spacious residence with 4 bedrooms, 4 full bathrooms, and 1 half bath, providing comfortable accommodations for owners and guests alike. The existing infrastructure offers a solid foundation, ready for personal touches and enhancements to create a bespoke living space perfectly integrated into the natural surroundings.

Water and utilities

The property is poised to support a variety of essential services, with ample opportunity to establish robust water and utility systems tailored to specific needs. Future owners can explore options for sustainable water sources and efficient utility connections, ensuring comfort and convenience amidst the wilderness.

Wildlife and vegetation

Imagine a vibrant ecosystem teeming with local flora and fauna, offering endless opportunities for wildlife observation and interaction. The expansive acreage provides a natural habitat for diverse species, creating an immersive experience for nature lovers. The existing vegetation promises a rich tapestry of natural beauty, providing both aesthetic appeal and ecological value.

Current and potential use

Primarily designated as exceptional hunting land, this property holds immense potential beyond its current classification. It is a canvas for various aspirations, from a private recreational retreat to a conservationist's dream, or even a foundation for agricultural endeavors. The possibilities are as vast as the acreage itself, inviting owners to define its future.

Access and easements

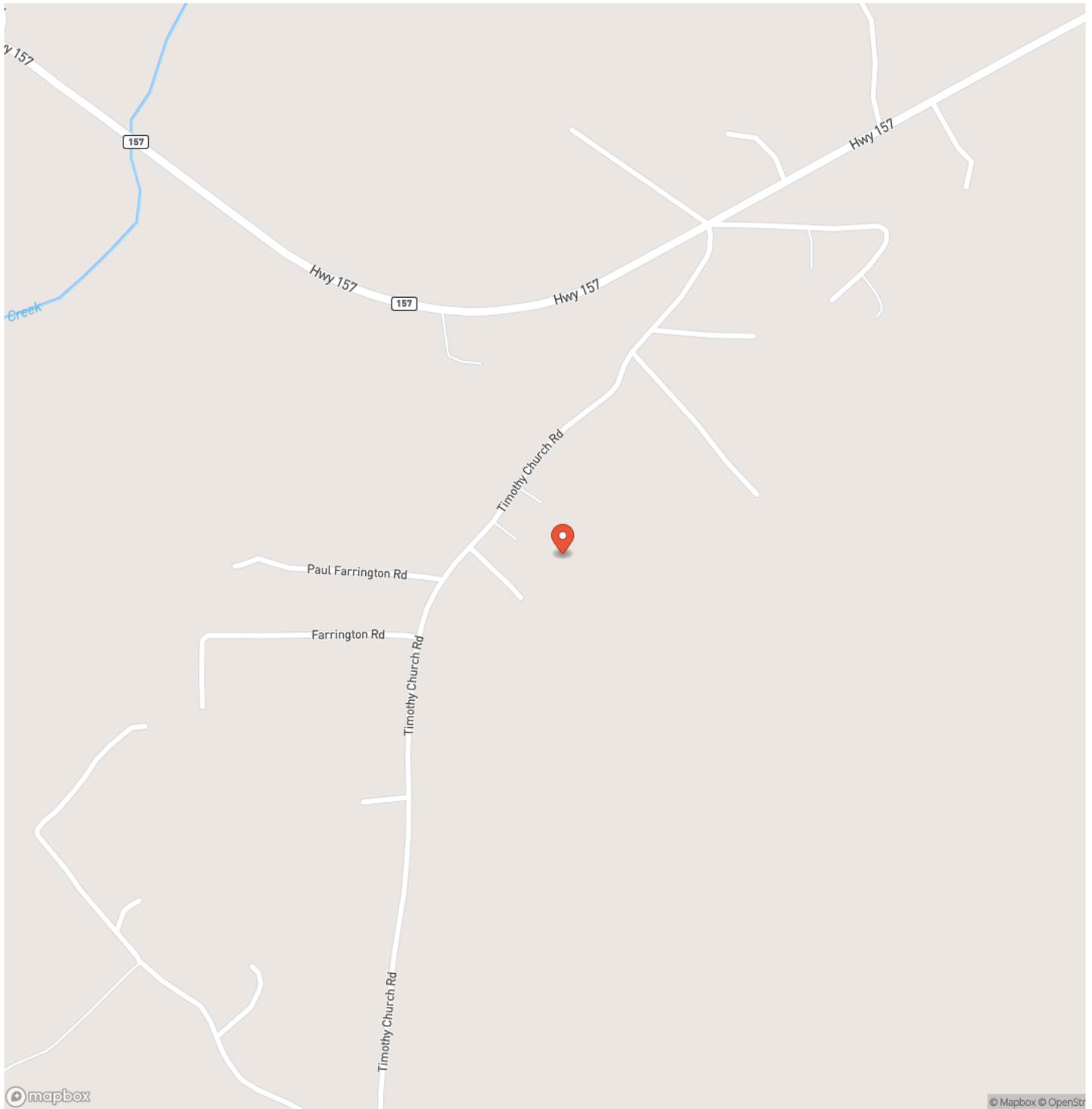
The property offers straightforward access, ensuring ease of entry and exit for residents and visitors. Specific details regarding easements or dedicated road frontage are available for review, providing clarity and confidence in ownership. Buyers can anticipate a seamless connection to the surrounding area, facilitating both daily use and long-term enjoyment.



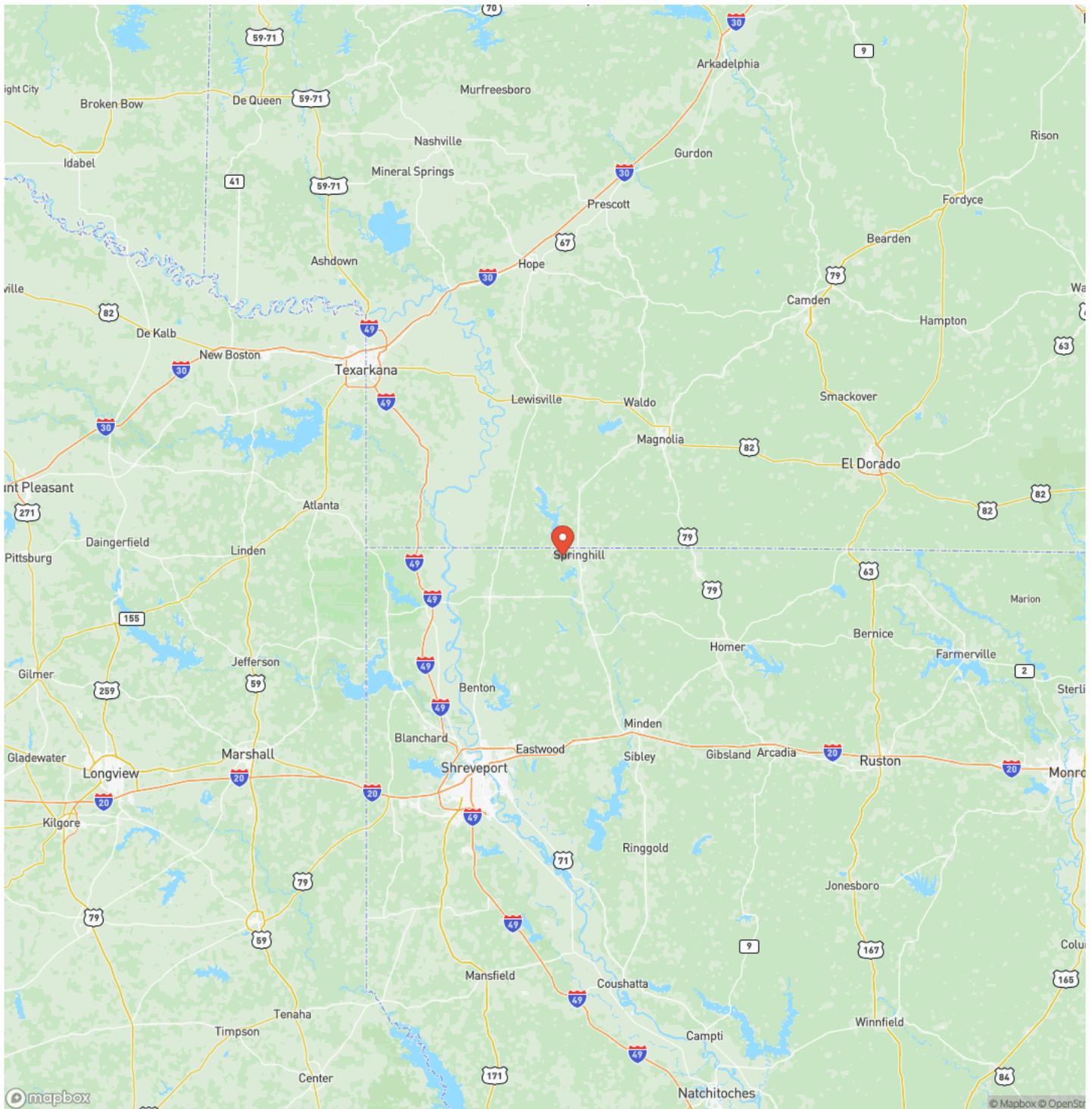
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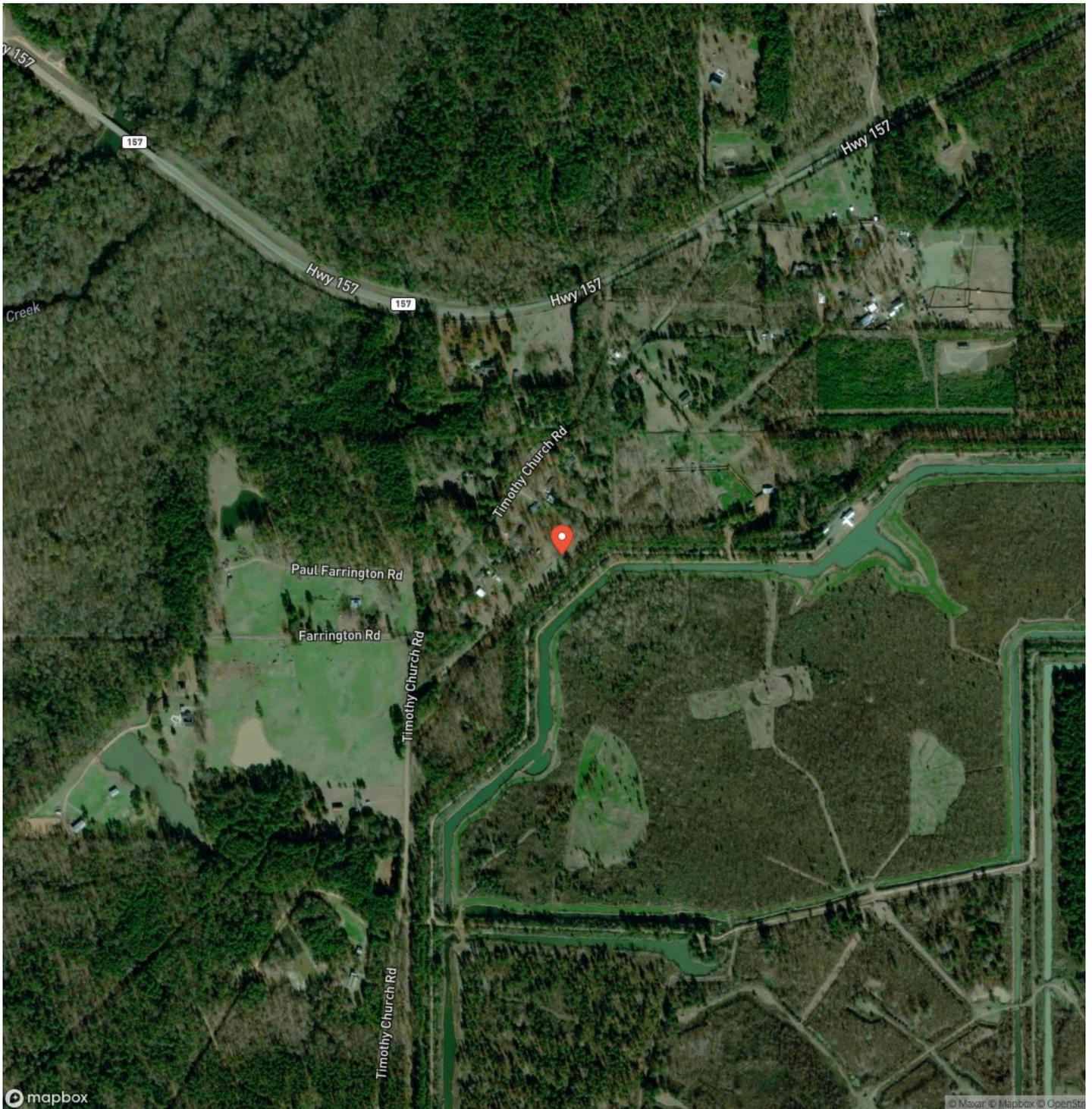
Locator Map



Locator Map



Satellite Map



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