

Bayou La Nana Tract, Sabine Parish, 192 Acres +/-
145 Wildlife Lane
Many, LA 71449

\$1,700,000
192± Acres
Sabine County



**Bayou La Nana Tract, Sabine Parish, 192 Acres +/-
Many, LA / Sabine County**

SUMMARY

Address

145 Wildlife Lane

City, State Zip

Many, LA 71449

County

Sabine County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

31.543104 / -93.544956

Dwelling Square Feet

2,200

Bedrooms / Bathrooms

3 / 2

Acreage

192

Price

\$1,700,000

Property Website

<https://www.mossoakpropertiesla.com/property/bayou-la-nana-tract-sabine-parish-192-acres-/sabine/louisiana/81141/>



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PROPERTY DESCRIPTION

Property ID: LASABIKW192

192 Acres of Premier Recreational Property – Sabine Parish, LA

Discover the ultimate sportsman's retreat on this 192-acre tract located along Hwy 6, just minutes from Many, LA, and only a short drive to world-class fishing and recreation at Toledo Bend Reservoir. This versatile property offers exceptional hunting, fishing, and shooting opportunities with a host of improvements and inclusions.

Ideal for the outdoor enthusiast, the land features abundant wildlife including deer, turkey, and waterfowl. A leveed section in the rear of the property is designed for seasonal flooding—perfect for duck hunting—with water easily pumped from the nearby Bayou La Nana using the included **PTO-powered water pump**.

The property boasts a **1,000-yard gun/rifle range**, providing a rare amenity for long-distance shooting practice or training. There are **three ponds on-site**: one stocked with catfish, another with bass and bream, and a third with a naturally sustaining fish population, offering a variety of angling experiences.

A move-in ready home sits on the property and comes fully furnished with all items included. Also conveying with the sale are **three tractors**, a **15-foot bushhog**, **10-foot disc**, and a **12-foot roller/packer**—ideal for maintaining trails, food plots, and general land management.

Adding to the property's utility is a **robust water infrastructure system** with **six electric pumps**:

- Two **1.5 HP pumps** at the home site, each delivering **15 gallons per minute**
- One **5 HP pump** producing **60 gallons per minute**
- One **3 HP pump** providing **35 gallons per minute**
- One **7.5 HP pump** with a powerful **90 gallons per minute** output
- One **1 HP pump** delivering **10 gallons per minute**

This comprehensive water setup supports everything from **irrigation, pond management, and food plot development** to potential agricultural use—making the property both functional and future-ready.

Whether you're seeking a **private hunting and fishing paradise**, a **turnkey weekend getaway**, or a **land investment with recreational value**, this Sabine Parish property delivers.

To schedule a tour of this property please contact Kelly Ryan Williams at (318)564-9776 or kwilliams@mossyoakproperties.com



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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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