

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

2200

Bedrooms / Bathrooms

3 / 2

Acreage

192

Price

\$1,700,000

Property Website

<https://www.mossyoakpropertiesla.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.

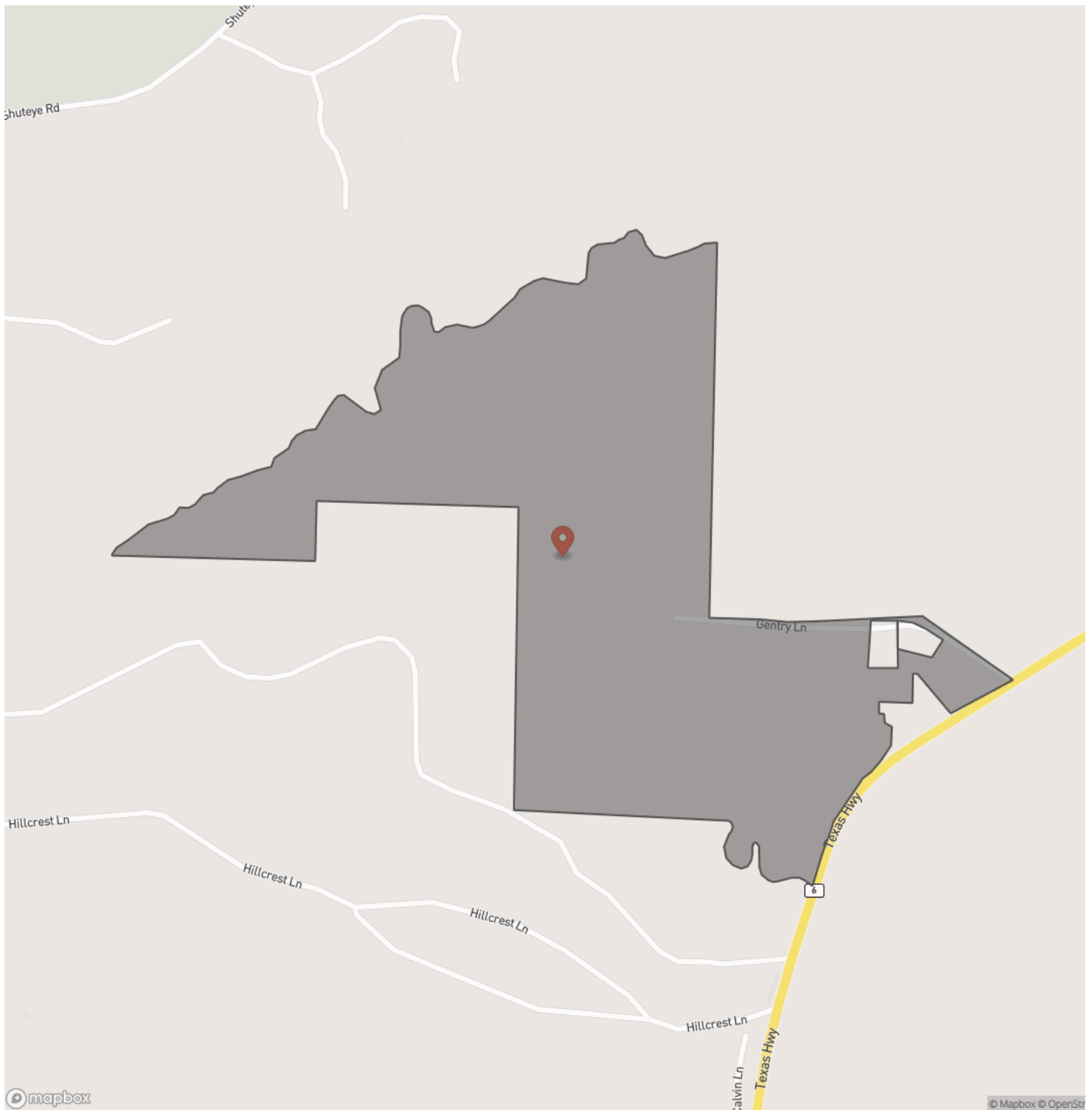
To schedule a tour of this property please contact Kelly Ryan Williams at (318)564-9776 or kwilliams@mossyoakproperites.com



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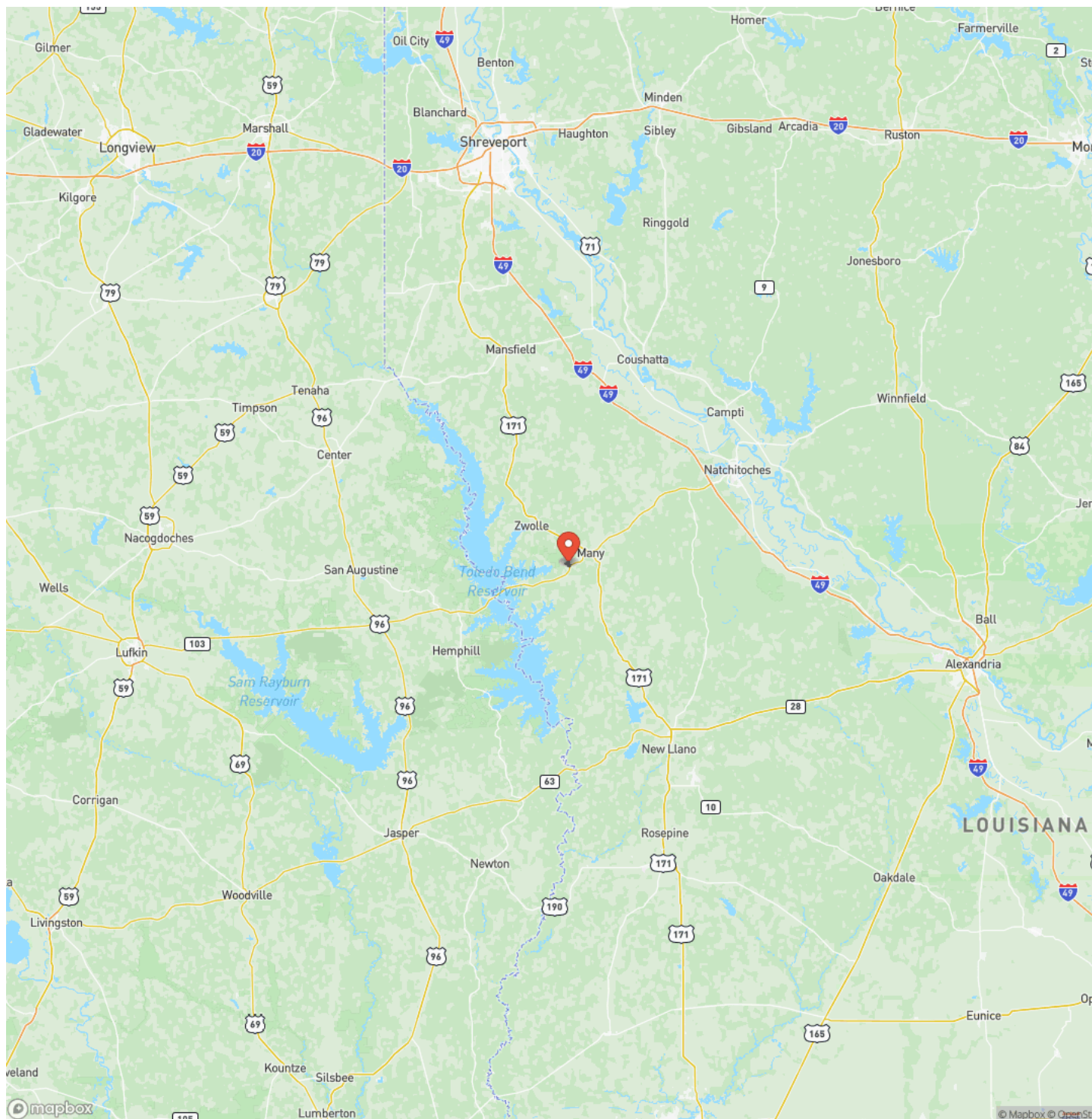


Locator Map



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Locator Map



MORE INFO ONLINE:

MossyOakPropertiesLA.com

Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Kelly Ryan Williams

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Email

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Address

2412 E 70th Street

City / State / Zip

NOTES

This image shows a blank 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.

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.



MORE INFO ONLINE:
MossyOakPropertiesLA.com

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