



1,123± ACRES
TERREBONNE PARISH, LA
\$796,000

FRESHWATER MARSH



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE TERREBONNE 1,123

PROPERTY PROFILE

LOCATION:

- Turtle Bayou, LA 70360
- Terrebonne Parish
- 18± Miles W of Houma
- 19± Miles SE of Morgan City
- 77± Miles SW of New Orleans

COORDINATES:

- 29.59275, -91.06006

PROPERTY USE:

- Hunting & Fishing
- Bird Watching
- Recreational
- Conservation

PROPERTY INFORMATION:

- 1,123± Acres of Freshwater Marsh
- Cypress Swamp
- Alligator/Duck/Frog

TAX INFORMATION:

- Parcel IDs: 37753, 37646, 37643, 37576, 37511
- 2025 Taxes: \$982



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CHAD MORGAN

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



WELCOME TO THE TERREBONNE 1,123

WELCOME TO THE TERREBONNE 1,123! Located in the historic Turtle Bayou area of Terrebonne Parish, this 1,123± acre freshwater marsh tract presents a rare opportunity to own a significant piece of one of South Louisiana's historically recognized freshwater marsh ecosystems. Situated approximately 18 miles west of Houma, 19± miles southeast of Morgan City, and about 60 miles southwest of New Orleans, this expansive property offers an authentic Louisiana marsh landscape that has remained largely unchanged over time.



[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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MORE ABOUT THE TERREBONNE 1,123

The property is comprised primarily of freshwater marsh with a cypress swamp along its northern boundary, creating diverse habitat for wildlife and supporting the natural resources that define this region. Known for outstanding alligator hunting, duck hunting, frog hunting, freshwater fishing, and exceptional bird watching, the Terrebonne 1,123 offers a true sportsman's experience in one of Louisiana's most unique environments.

Opportunities to acquire large, contiguous freshwater marsh properties like this are increasingly rare. Whether your interest lies in outdoor recreation, conservation, or long-term land ownership, this remarkable 1,123± acre tract offers the chance to own a substantial piece of South Louisiana's marsh heritage and enjoy a landscape unlike any other.

**Call Chad Morgan today to schedule a private showing
and experience #TheSmallTownWay!**



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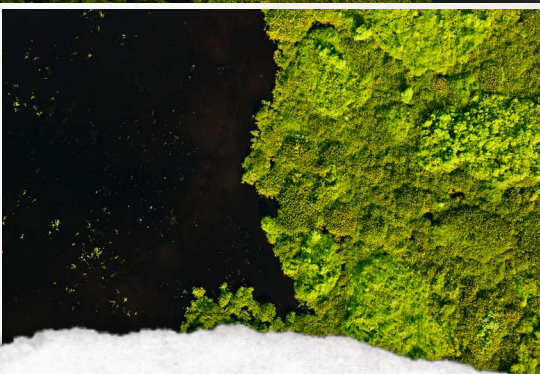
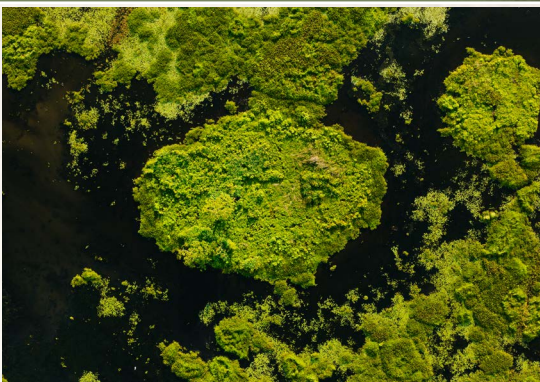
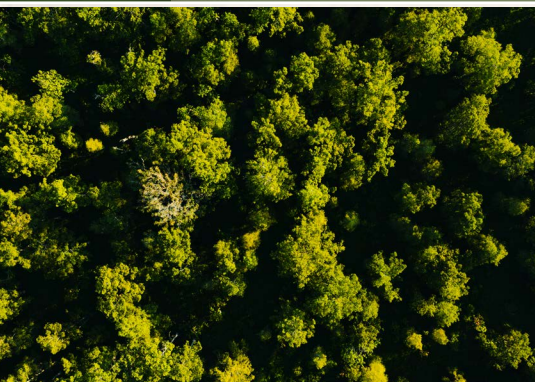
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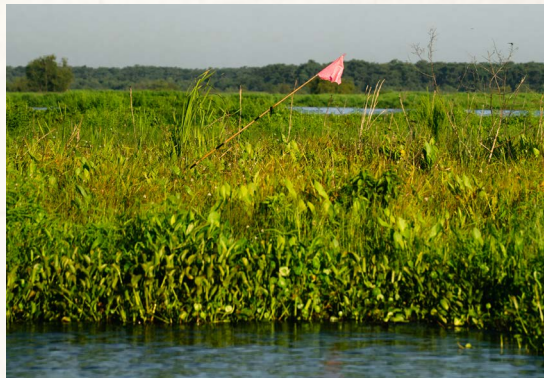
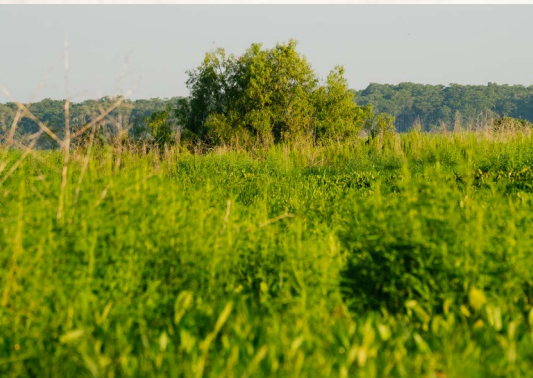
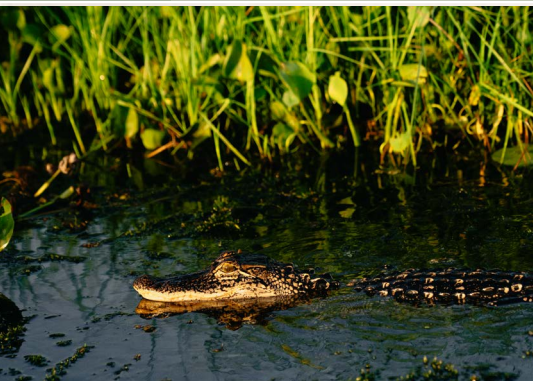
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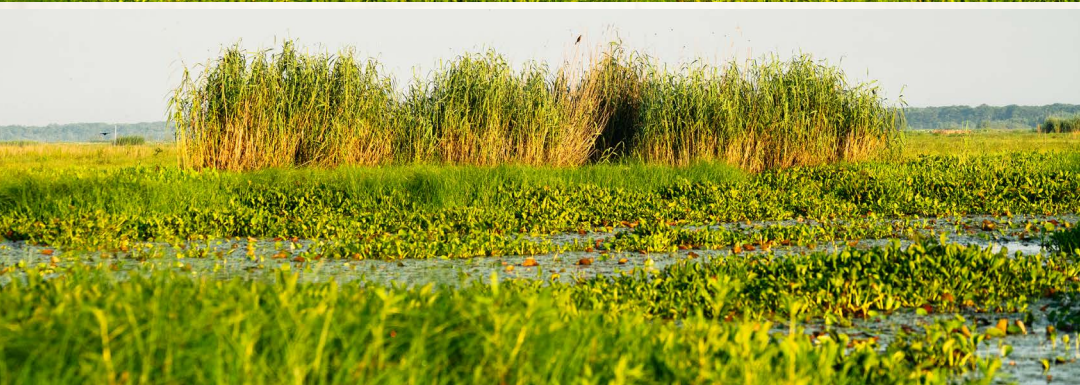
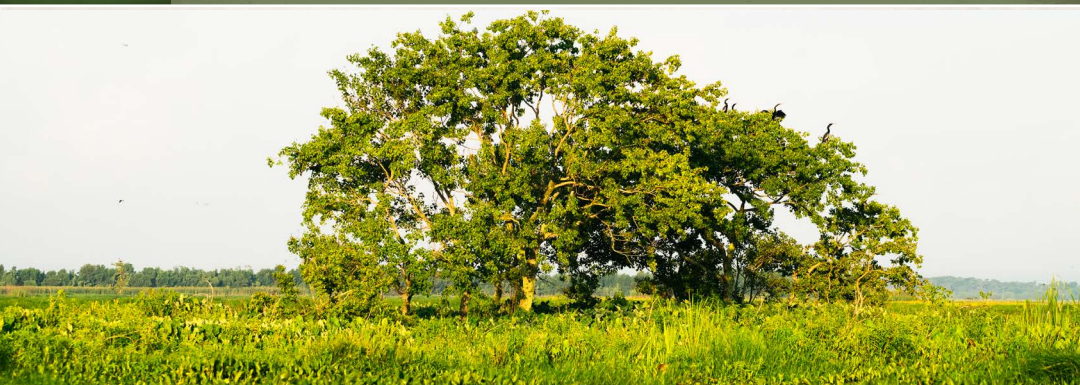
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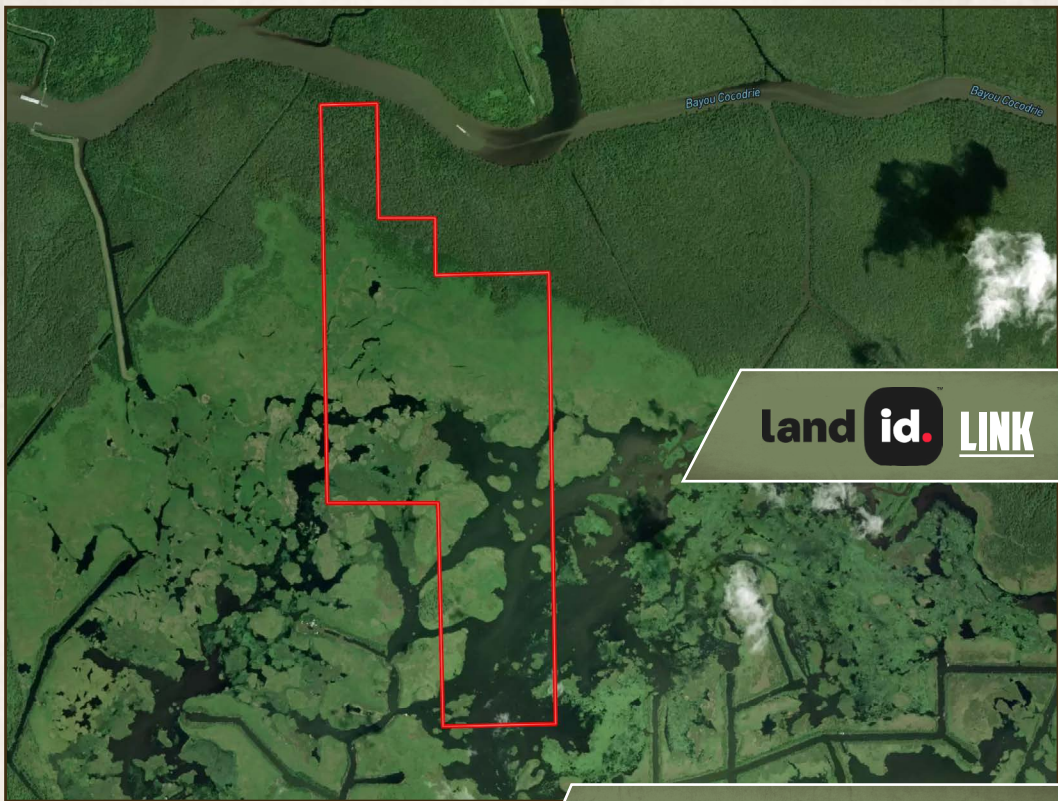
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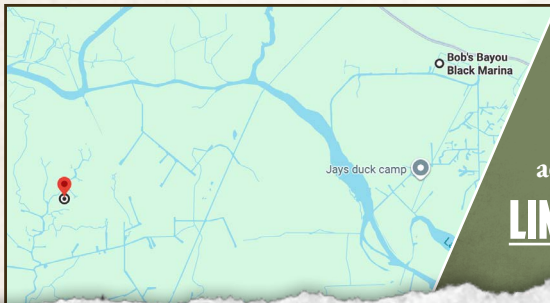
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land id. LINK



Directions From Bob's Bayou Black Marina in Gibson, LA: Take the Shell Canal to Bayou Cocodrie, proceed to Turtle Bayou. The property can be accessed from Turtle Bayou.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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