



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

112± ACRES
CATAHOULA PARISH, LA
\$360,000

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE CATAHOULA 112

PROPERTY PROFILE

LOCATION:

- Tomlinson Road
Harrisonburg, LA 71340
- Catahoula Parish
- 5.6± Miles N of Harrisonburg
- 45± Miles S of Winnsboro
- 75± Miles NE of Alexandria

COORDINATES:

- 31.82165, -91.80775

PROPERTY USE:

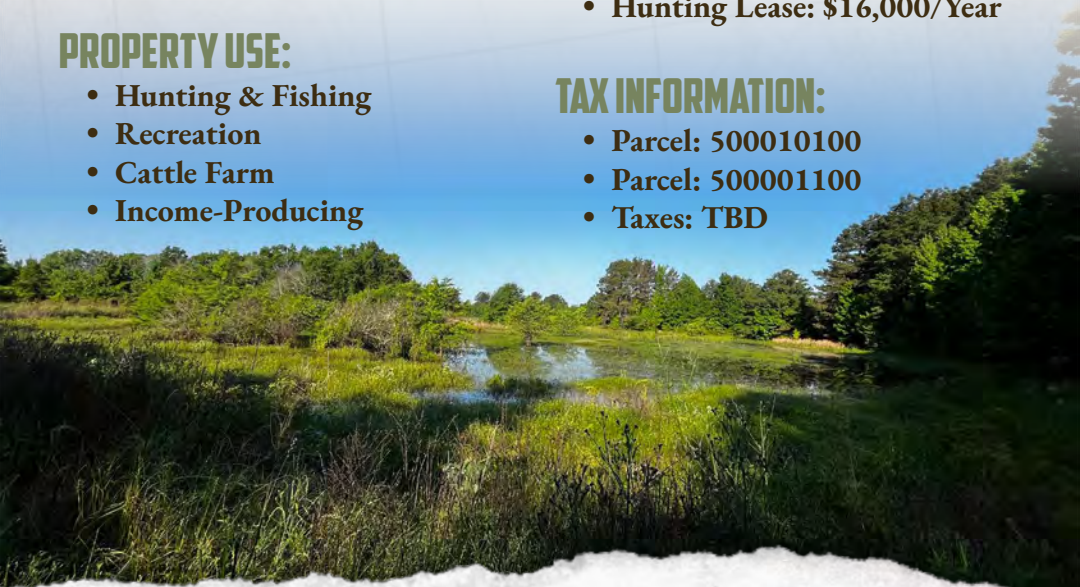
- Hunting & Fishing
- Recreation
- Cattle Farm
- Income-Producing

PROPERTY INFORMATION:

- 112± Total Acres
- 90± Acres of Dry Ground
- 41.34± Acres Perpetual WRP
- 33± Acres of Pasture Ground
- 5± Acre Duck Impoundment
- Rawson Creek Frontage
- Cattle Lease: \$1,500/Year
 - March-September
- Hunting Lease: \$16,000/Year

TAX INFORMATION:

- Parcel: 500010100
- Parcel: 500001100
- Taxes: TBD



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HEATH EUBANKS

SPONSORING BROKER

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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 CATAHOULA 112

WELCOME TO THE CATAHOULA 112, SITUATED ON A PENINSULA WHERE RAWSON CREEK RUNS INTO THE OUACHITA RIVER. This 112± acre year-round recreational tract in Catahoula Parish, Louisiana, is the kind of place folks spend years looking for. Behind locked gates just north of Harrisonburg on Tomlinson Road, the property offers a mix of duck and deer hunting, fishing, and income potential all wrapped into one unique tract.

The Catahoula 112 features an established 5± acre shallow water duck impoundment with water control structures already in place, giving the next owner the ability to properly manage water levels and create dependable waterfowl habitat year after year. Rawson Creek surrounds the property, and the Ouachita River is nearby, naturally providing the type of habitat that attracts ducks, whitetail deer, and plenty of small game while also offering excellent fishing opportunities close at hand.



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MORE ABOUT THE CATAHOULA 112

Currently, the property is generating income through hunting and cattle leases, providing an immediate return while still leaving plenty of room for recreational enjoyment. The southern 41.34± acres are enrolled in a perpetual WRP easement, helping preserve quality wildlife habitats for generations to come. The northern portion remains unencumbered, allowing the flexibility to continue running cattle, maintain pasture ground, or further improve the property for wildlife habitat and hunting opportunities.

Tracts with this kind of setting, habitat diversity, and year-round recreational appeal along the Ouachita River corridor do not come available often. Whether you're looking for a solid hunting property, a weekend getaway, or a long-term land investment, the Catahoula 112 has all the makings of a fine piece of ground.

Contact Heath Eubanks today to schedule a personal tour and experience #TheSmallTownWay!



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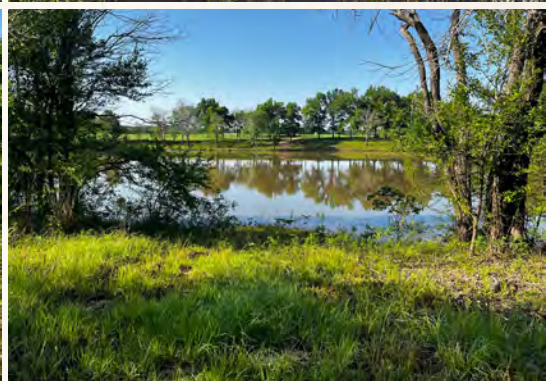
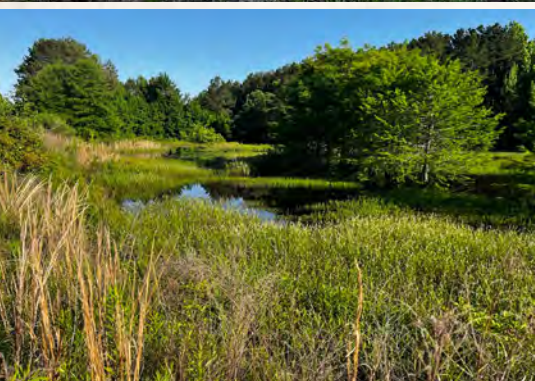
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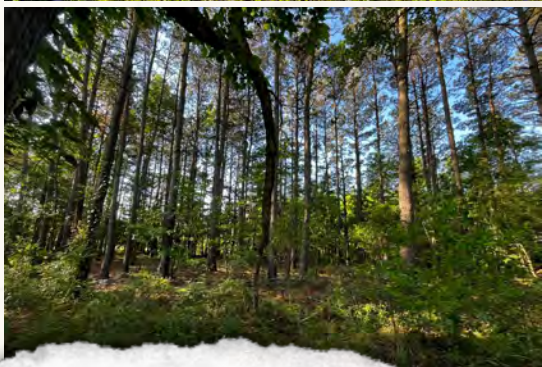
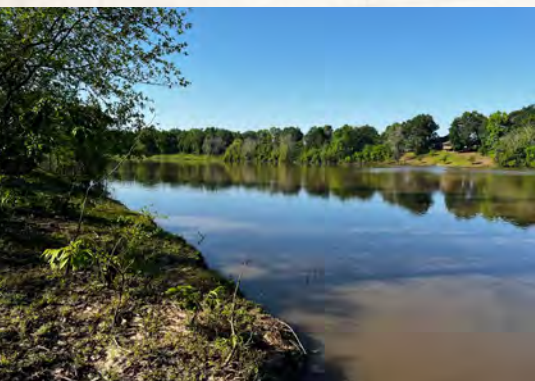
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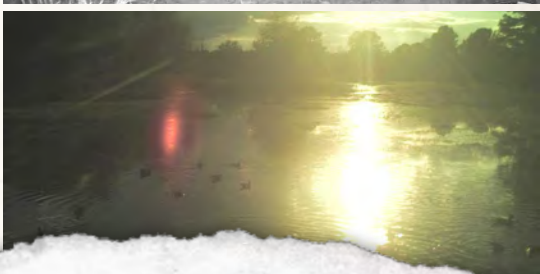
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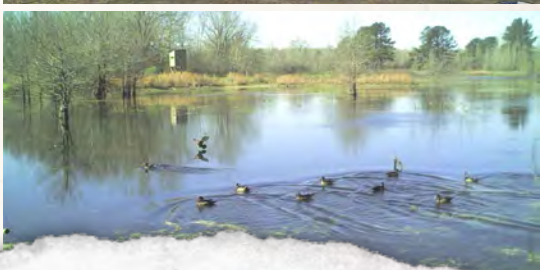
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TOPOGRAPHY MAP

Rawsor Creek

Dry Lake

FISH PONDS

TOMLINSON RD

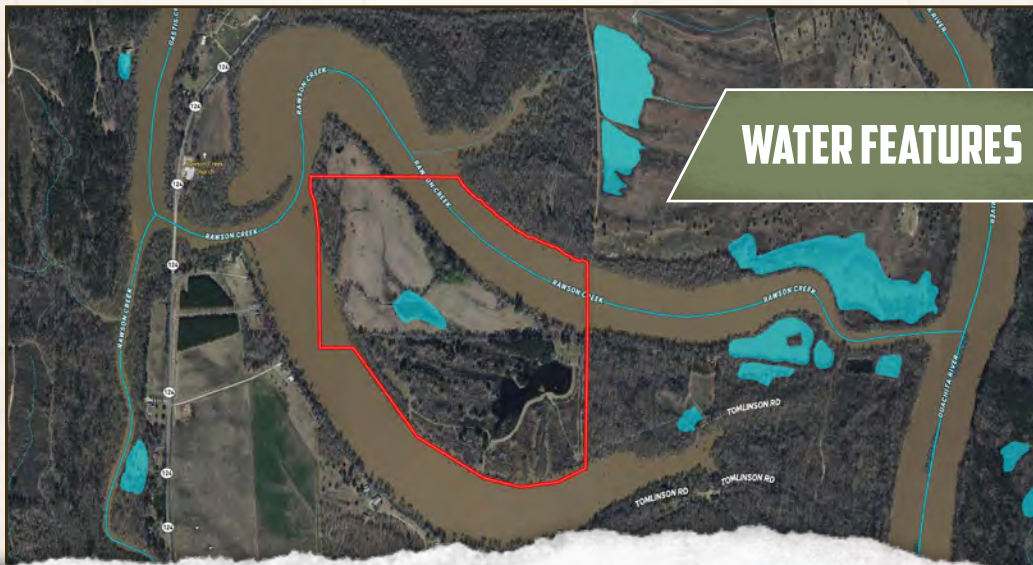
LEVEE

61.9

4-62 5BT

56T

WATER FEATURES



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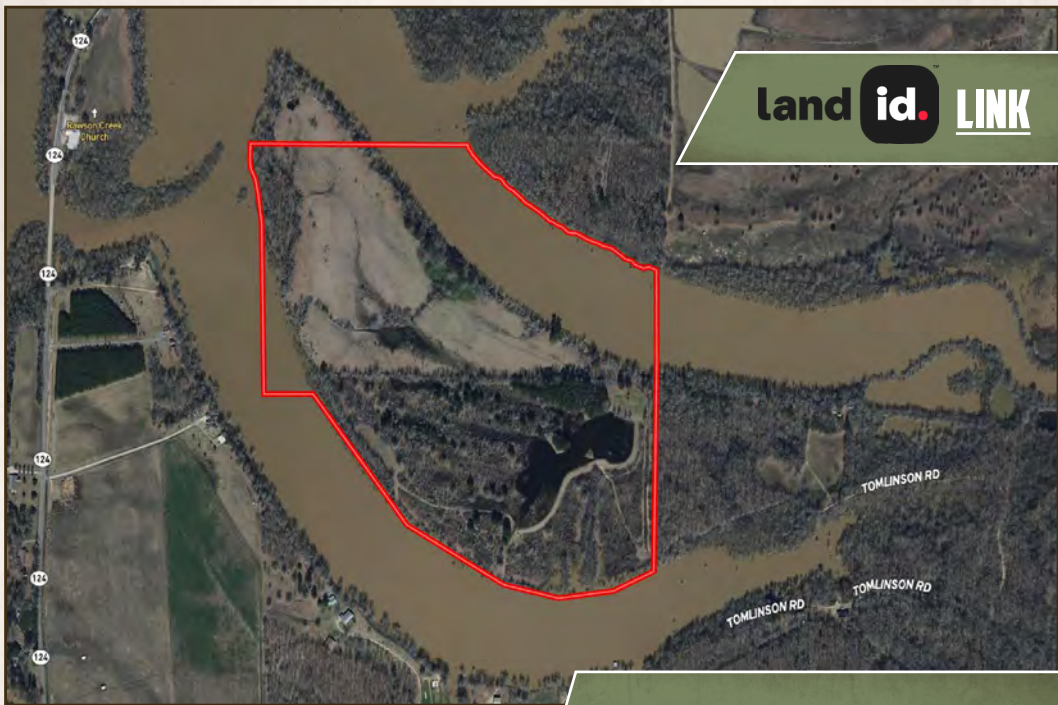
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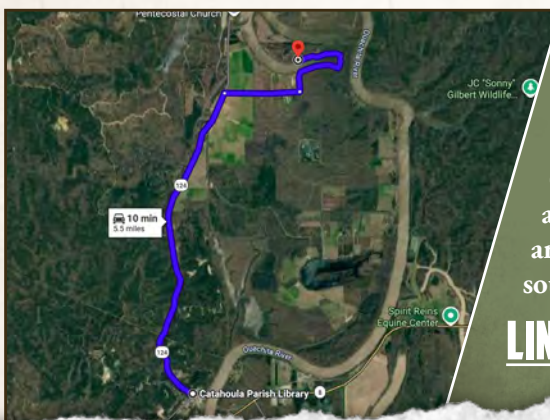
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land **id.** LINK



Directions From the Intersection of Bushley Sreet and HWY 124 in Harrisonburg, LA: Travel 3.5 miles north on LA 124/N Spring Street. Turn right on Junebug Road and continue 0.8 miles. Turn left on Tomlinson Road and travel 1.2 miles. Travel all the way around the peninsula until you reach the south gate of the property.

LINK TO GOOGLE MAP DIRECTIONS



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