



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

678± ACRES WITH A LODGE
JACKSON PARISH, LA
\$2,600,000

*High-Fence Hunting Sanctuary Where
World-Class Genetics, Exceptional Habitat, and
Classic Southern Sporting Tradition Come Together*

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

THE JACKSON 678

PROPERTY PROFILE

LOCATION:

- Quitman, LA 71268
- Jackson Parish
- 15± Miles S of Ruston
- 40± Miles SW of Monroe
- 85± Miles E of Shreveport
- 210± Miles NW of Baton Rouge

PROPERTY USE:

- World-Class Whitetail and Axis Deer Hunting
- World-Class Wildlife Management
- Waterfowl Hunting
- Residential Ranch Estate
- Investment

TAX INFORMATION:

- Parcel #1: 0010091521BE
- Taxes: TBD

PROPERTY INFORMATION:

- 678± Total Acres
- 670± Acres Under Fence
- 5± Acres of Free Range Hunting
- 13± Acre Breeding Pen
- Custom-Built Lodge
 - 3 Bedroom/2 Baths
 - Large Front Porch
- Internal Road System
- 1.4± Miles of Road Frontage
- Managed Food Plots Throughout
- Shooting Houses
- Wildlife Feeders
- Multiple Water Sources
- Variety of Fruit Trees
- Established World-Class Whitetail and Axis Deer Herds



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JOSH BECKHAM | LAND SPECIALIST
C: 318-548-6377 | josh@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

KENNETH MARKS | LAND SPECIALIST
C: 337-288-1293 | kenneth@smalltownproperties.com

O: 318-974-8185

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WELCOME TO THE JACKSON 678

ENTER A HUNTING SANCTUARY WHERE WORLD-CLASS GENETICS, EXCEPTIONAL HABITAT, AND CLASSIC SOUTHERN SPORTING TRADITION COME TOGETHER ACROSS 678± ACRES. With approximately 670 acres under high fence, this Jackson Parish, Louisiana, property has been carefully developed and managed to create a premier hunting destination offering an exceptional experience from the moment you arrive. The property features a diverse landscape of rolling terrain, mature hardwood bottoms, managed food plots, and natural creek corridors, all connected by a well-developed internal road system providing excellent access throughout the land.

At the heart of the property are established whitetail and axis deer herds backed by world-class genetics. A 13± acre breeding pen provides substantial infrastructure for continued herd management and genetic development, giving the next owner the opportunity to build upon an already strongly established wildlife program.



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MORE ABOUT THE JACKSON 678

Managed food plots are strategically located throughout the property, with shooting houses, ladder stands, and wildlife feeders positioned to maximize hunting opportunities. Kepler Creek, Saint Rest Creek, and Sugar Creek offer year-round water, each continually replenished by a nearby natural spring. In addition to serving as dependable year-round water sources for the wildlife, these creek systems provide additional recreational opportunities, including waterfowl hunting during the winter months. Combined with mature hardwood bottoms and surrounding creek corridors, the water features create excellent natural travel routes, bedding cover, and diverse habitat.

The habitat is further enhanced by various established fruit and mast-producing trees strategically planted around the tract. Chestnut, persimmon, pear, and mulberry trees, along with additional varieties, provide valuable supplemental forage while adding to the already diverse wildlife habitat and excellent browse.



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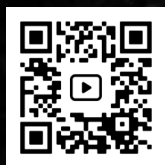
MORE ABOUT THE JACKSON 678

The improvements are anchored by a custom-built three-bedroom, two-bath lodge located right inside the main entrance, designed to serve as a comfortable home base for hunters, family, and guests. A large front porch provides the perfect setting to unwind after a day in the field.

Whether you are searching for a private trophy hunting retreat, a recreational investment, or a legacy property to enjoy with family and friends for generations, this 678± acre high-fence estate offers the acreage, infrastructure, genetics, and wildlife management already in place to begin enjoying it from day one.

**Contact Josh Beckham or Kenneth Marks today
to learn more and experience #TheSmallTownWay.**

**All showings are by appointment only.*



**CLICK HERE OR
SCAN THE CODE
TO WATCH A VIDEO**



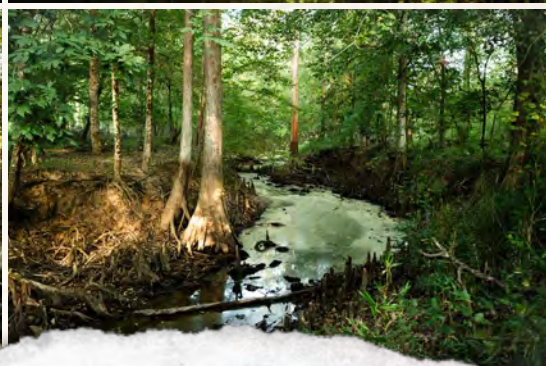
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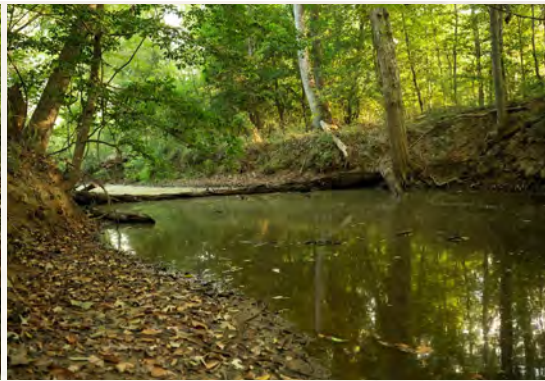
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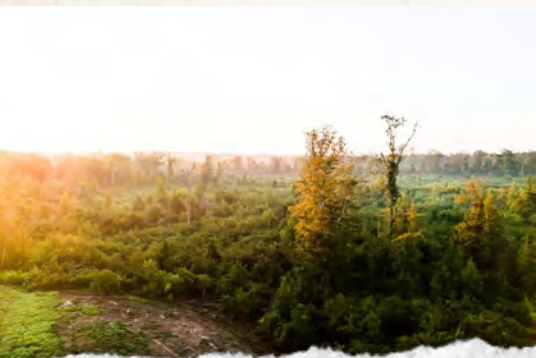
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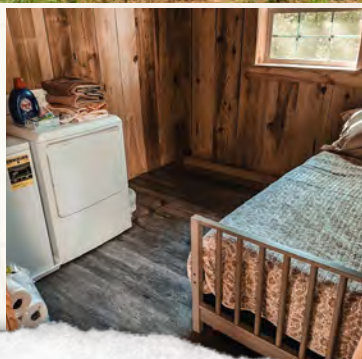
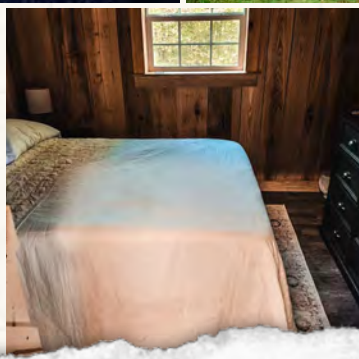
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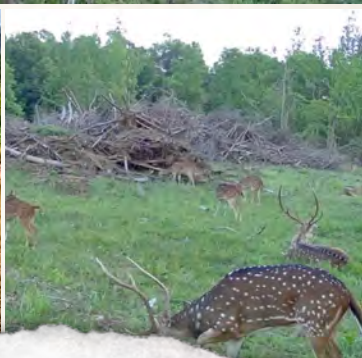
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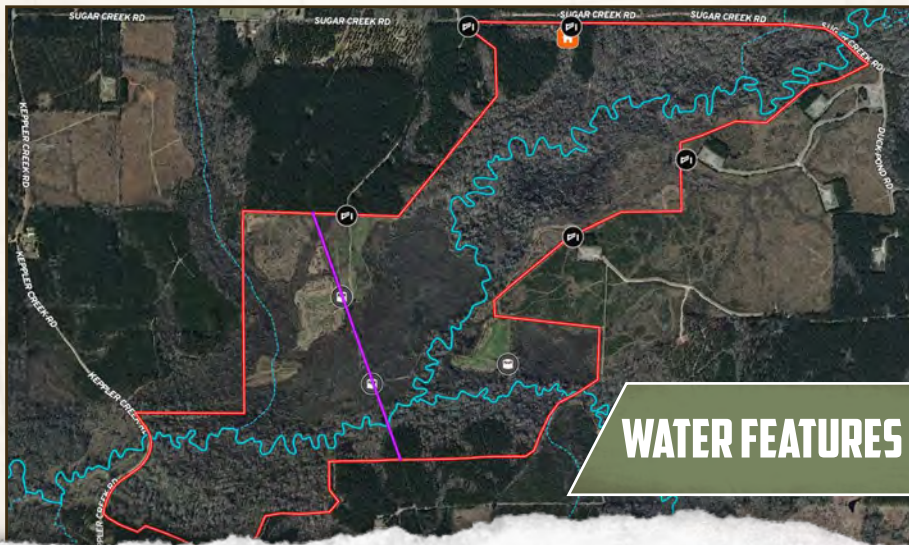
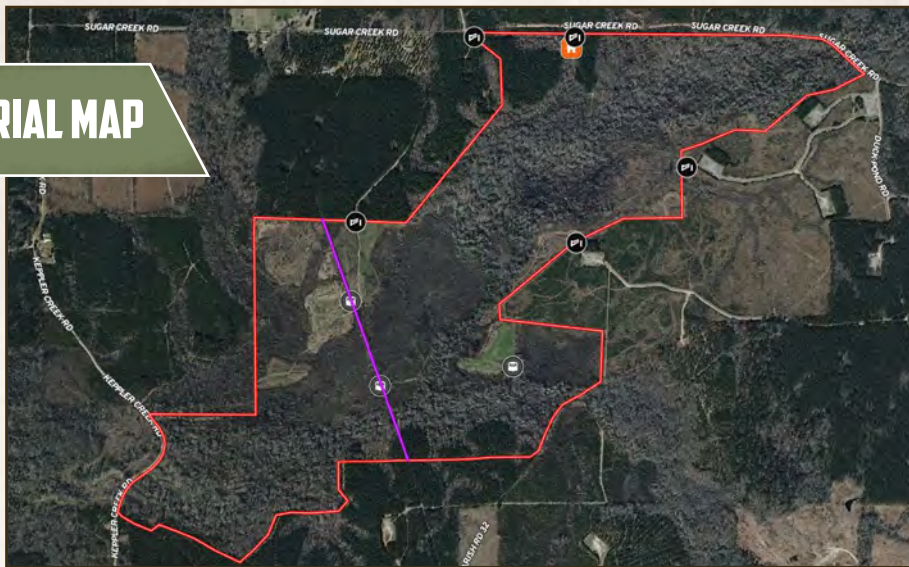
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AERIAL MAP



WATER FEATURES MAP



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