

38.4± ACRES
TENSAS PARISH, LA
\$152,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE TENSAS 38.4

PROPERTY PROFILE

LOCATION:

- Parish Road 621
Waterproof, LA 71375
- Tensas Parish
- 23± Miles NW of Natchez, MS
- 29± Miles SW of Lake Bruin
- 58± Miles SW of Tallulah

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 38.4± Private Acres
- 25± Acres Enrolled in CRP
- Scattered Hrdwoods
- Cypress Brake
- Deer & Turkey

TAX INFORMATION:

- 0300312500
- 2025 Taxes: \$156

COORDINATES:

- 31.78567220583483,
-91.52633538386208



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CHAD MORGAN
LAND SPECIALIST

C: 318-341-2008

O: 318-974-8185

chadmorgan@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE TENSAS 38.4

WELCOME TO THE TENSAS 38.4! Escape to the outdoors with this 38.4± acre recreational tract in Tensas Parish, offering an excellent combination of income-producing acreage, wildlife habitat, and long-term investment potential. Approximately 25 acres are enrolled in the Conservation Reserve Program (CRP), providing annual income while creating ideal habitat for deer, turkey, and other native wildlife. The remaining acreage features scattered hardwoods and a scenic cypress brake, adding diversity and natural beauty to the property.

Whether you're looking for a private hunting retreat, a weekend getaway, or a tract to enjoy for generations, this property offers the seclusion and habitat to make it your own. With room for a future campsite or cabin, it's the perfect place to relax after a day outdoors.

**Contact Chad Morgan today to schedule a private tour
and experience #TheSmallTownWay!**



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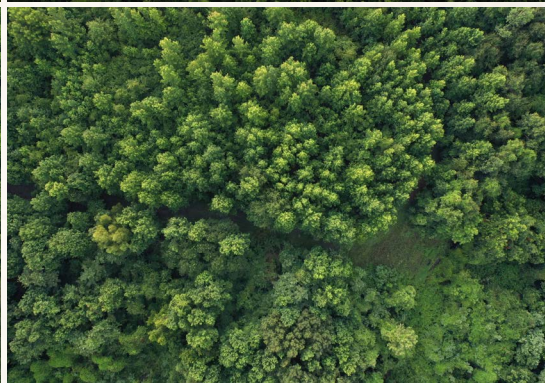
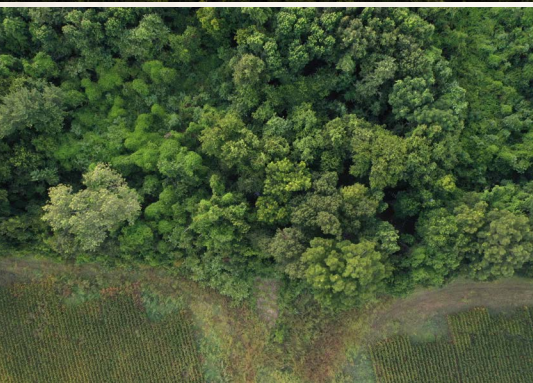
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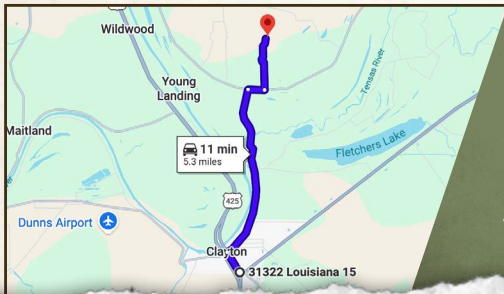
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TENSAS PARISH, LOUISIANA



land id. LINK



Directions From the Intersection of Highway 65 and US-425 N in Clayton, LA: Travel north on US-425 for 0.5 miles. Turn right onto LA-566 and continue for 3.5 miles. Turn right to stay on LA-566 for 0.3 more miles. Turn left on Parish Road 621 and the property will be on the right in 1.0 mile.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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