



243± ACRES
WEBSTER PARISH, LA
\$729,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (479) 588-1034

LOCATION:

- Allen Drive
Minden, LA 71055
- Webster Parish
- 2.5± Miles W of Minden
- 3.2± Miles NE of I-20
- 28± Miles E of
Shreveport/Bossier City
- 73± Miles W of West Monroe
- 250± Miles N of Baton Rouge
- 90± Miles SE of Texarkana, AR

COORDINATES:

- 32.60835, -93.32973

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Timber Investment

PROPERTY INFORMATION:

- 243± Acres
- Direct Access
to Bayou Dorcheat
- Large Stands of Water Oak,
Pin Oak, Overcup Oak,
Pine & Cypress
- Borrow Pits for Fishing, Duck
Hunting and Water Collection
- Owner Financing Available
- Additional Acreage Available
- Abundant Wildlife

TAX INFORMATION:

- TBD



WELCOME TO THE WEBSTER 243

THE WEBSTER 243: WOODS. WATER. WILDLIFE. Located just west of Minden, Louisiana, is a very diverse 243± acre tract offering a little something for every outdoor adventure seeker. The Webster Parish acreage is heavily wooded with some of the finest oaks, pines, and cypresses you will see. The bottomland along Bayou Dorcheat is straight out of a magazine. Scattered with giant cypress and overcup oaks, this place is picturesque, to say the least. Along the Bayou, you will find some rock shoals, ideal for the fisherman in the family to cast a line and run a buzz bait down. Remarkably, the acreage offers some higher elevations to keep your feet dry during the rainy seasons and also give you confidence that the local critters have a place to roam daily.



LUKE ALSTON, ALC | EXECUTIVE BROKER
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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE WEBSTER 243

Several borrow pits, on the far south end of the land, were dug out years ago to build I-20. These deep pits create a very unique feature for fishing and duck hunting. The current owner states the value of the water in those pits is nothing to discount. A feature that is truly as unique as any you will see on a rural property is the concrete road spanning the land from Allen Drive all the way to Bayou Dorcheat. This road was the original Hwy 79—the main thoroughfare prior to I-20 being built in the late 50s and early 60s. Internal trails make getting around quick and effective to slip into your favorite stand site. With two entrances to this property, access is unencumbered for the new owner.

The combination of the timber, the water, the elevation, and possibly the most important feature, the LOCATION, makes the Webster 243 something special! Additional acreage is available, and the exact acreage will be determined by a survey.

**Contact Luke Alston or Heath Eubanks today
to schedule a private tour of this gem!**



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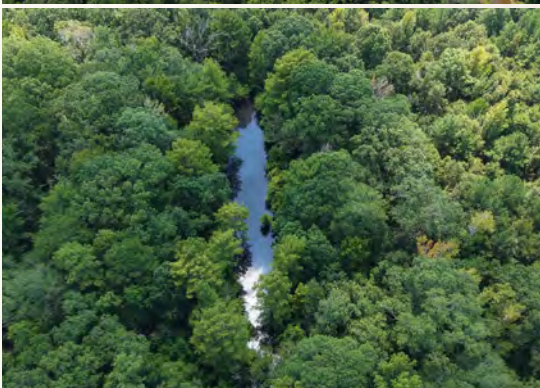
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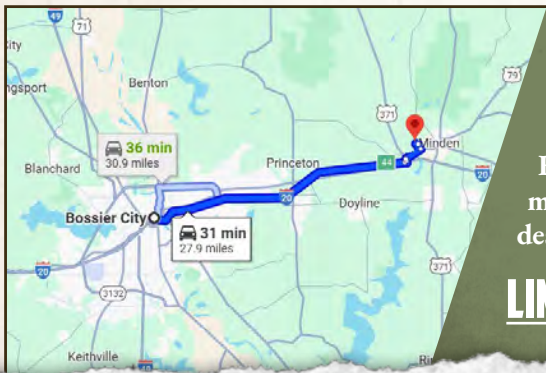
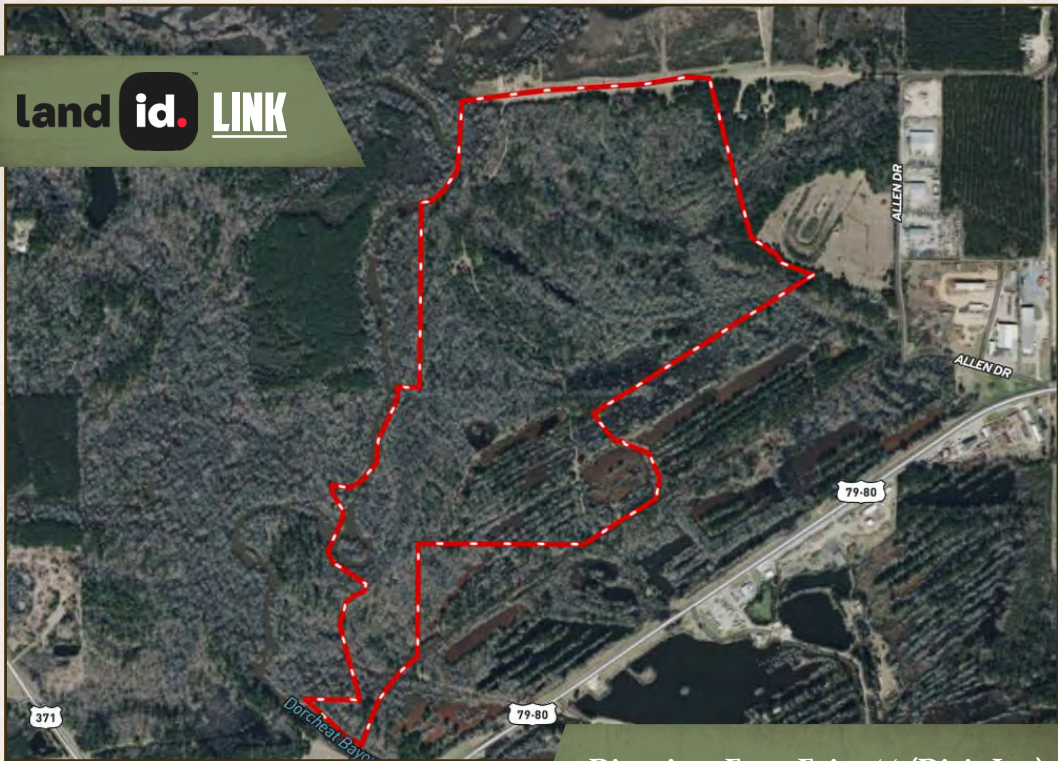
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land id. **LINK**



Directions From Exit #44 (Dixie Inn) off I-20 East in Minden, LA: Turn left towards Springhill. Turn right on Hwy 79 and travel 1.6 miles towards Minden. Turn left on Old Shreveport Road and continue on Allen Drive for 0.7 miles. Turn left in the sharp curve and the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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