



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

51± ACRES
CALDWELL PARISH, LA
\$215,000

OFFICE (318) 577-5206 | WWW.SMALLTOWNPROPERTIES.COM

THE CALDWELL 51

PROPERTY PROFILE

LOCATION:

- 10498 HWY 4
Columbia, LA 71418
- Caldwell Parish
- 10± Miles North of
Columbia

COORDINATES:

- 32.15083, -92.18675

PROPERTY USE:

- Recreation
- Hunting & Fishing
- Homesite Potential

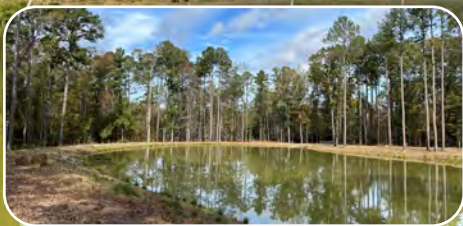
PROPERTY INFORMATION:

- 51± Total Acres
- 2± Acre Stocked Pond
- Frontage on Highway 4 West
- Mineral Rights Convey
- Food Plots
- Existing Trail System
- Mature Pine/Hardwood Timber
- Multiple Creeks
- 20×20 Shop on a Slab
- Power & Water On Site
- Excellent Deer & Turkey Hunting

TAX INFORMATION:

2023 - \$86.46

- Parcel ID: 50063400



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HEATH EUBANKS

SPONSORING BROKER

C: 318-608-7848

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heath@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CALDWELL 51

INTRODUCING THE LOST CREEK 51, SITUATED NEAR COLUMBIA, LOUISIANA. From the moment you enter, you know you are at a turnkey place! This 51± acre tract is located behind a locked gate off Highway 4 in Caldwell Parish. The majority of the property is made up of old-growth hardwoods with some mixed pines providing a diverse habitat to sustain and hold wildlife. An established trail system is in place, and the land has been strategically managed to provide excellent conditions for deer and turkeys to thrive. Between select cuts, prescribed fire, and food plots, this tract has become a magnet for wildlife. Not only will you find a great place to hunt, but also a 2± acre pond is stocked with bass, copper nose bream, and channel cat for the whole family to enjoy. Within eye shot of the pond, you'll find a 20×20 fully enclosed shop on a concrete slab with a lean-to on either side of the building, making for a great spot to store your hunting equipment. A L3200 31 HP Kubota tractor, bush hog, grapple bucket, disc, cultipacker, and box blade are all negotiable with the sale of the property.

Tracts like this are a rare find! This unique place is turnkey and ready for someone to step in and start enjoying today. Along with the recreational value, this property is ready to hold your forever home. Power and water are on site for your convenience.

**Contact Heath Eubanks for more
information and to schedule a viewing.**



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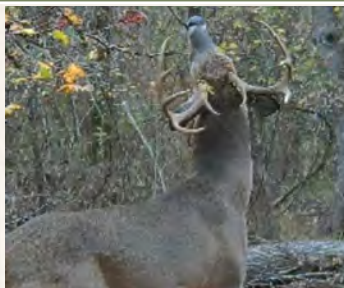
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land id. LINK



Directions From Columbia, LA:
Travel 2 miles southwest on Highway
165 S. Turn right on LA Highway 4
West and continue approximately 9
miles. The property will be on the east
side of Highway 4.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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