

**OLD SEALE ROAD TRACT**  
0 Old Seale Rd  
Singer, LA 70660

**\$924,000**  
281± Acres  
Beauregard County



**OLD SEALE ROAD TRACT**  
**Singer, LA / Beauregard County**

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**SUMMARY**

**Address**

0 Old Seale Rd

**City, State Zip**

Singer, LA 70660

**County**

Beauregard County

**Type**

Timberland

**Latitude / Longitude**

30.562958 / -93.469539

**Acreage**

281

**Price**

\$924,000

**Property Website**

<https://compasslandpartners.com/property/old-seale-road-tract-/beauregard/louisiana/100036/>



## **OLD SEALE ROAD TRACT**

### **Singer, LA / Beauregard County**

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#### **PROPERTY DESCRIPTION**

The Old Seale Road Tract is a 281-acre property in Beauregard Parish, Louisiana. The tract includes approximately 1,300 feet of paved road frontage on Old Seale Road and features an internal road system for access throughout the property. The diverse timber includes mature hardwood, pre-merchantable pine plantation, and merchantable pine plantation.

#### **Location**

The property is located in Beauregard Parish, Louisiana, approximately 15 minutes from DeQuincy and about 40 minutes from DeRidder. DeQuincy offers quick access to fuel, groceries, and hardware supplies, while DeRidder adds access to a larger service area that includes more shopping options, medical services, and contractors.

#### **Access**

The tract has approximately 1,300 feet of paved road frontage on Old Seale Road, plus an internal road system that provides practical access for recreation and land management.

#### **Improvements**

The absence of improvements gives you full control over how the land is used. You have the freedom to create the best homesite, trail system, or hunting areas without being locked into someone else's layout or having to remove old structures.

#### **Timber**

The property consists of mixed timber types, including mature hardwood, pre-merchantable pine plantation, and merchantable pine plantation. The diversity supports both current timber value and future growth potential without being solely dependent on one timber type.

#### **Wildlife and Recreation**

The acreage and internal road system support both hunting and observing the abundant deer and turkey populations, plus general recreation such as trail riding, photography, or spending time outdoors with family and friends.

#### **Utilities**

Power is available at the road, making it easy to implement modern conveniences.

#### **Summary**

With paved frontage, strong internal access, mixed timber stands, and a location within easy driving distance of DeQuincy and DeRidder, Old Seale Road Tract offers a large-acreage timber and recreational opportunity in Beauregard Parish.

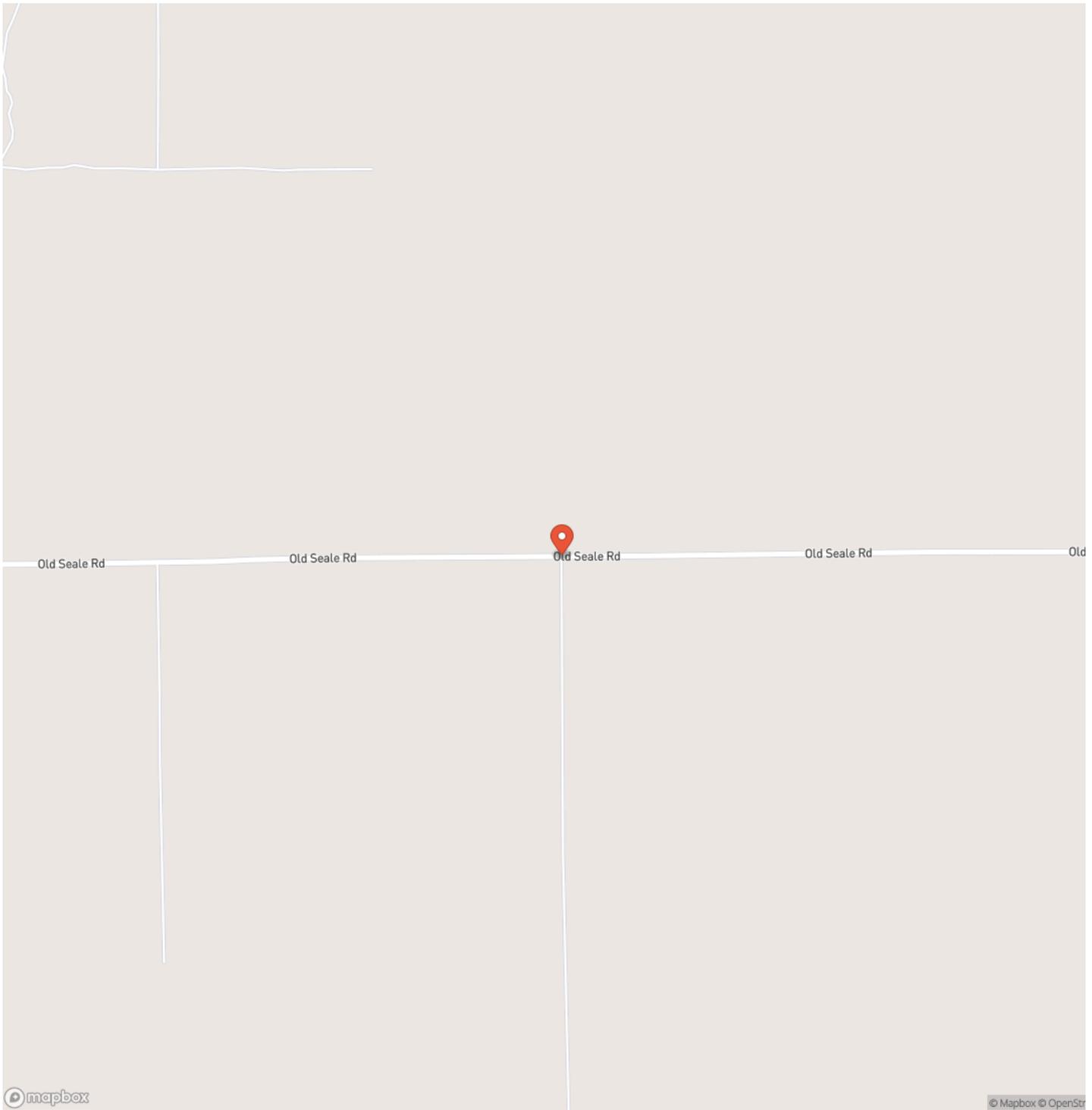
Contact us today to schedule a showing.



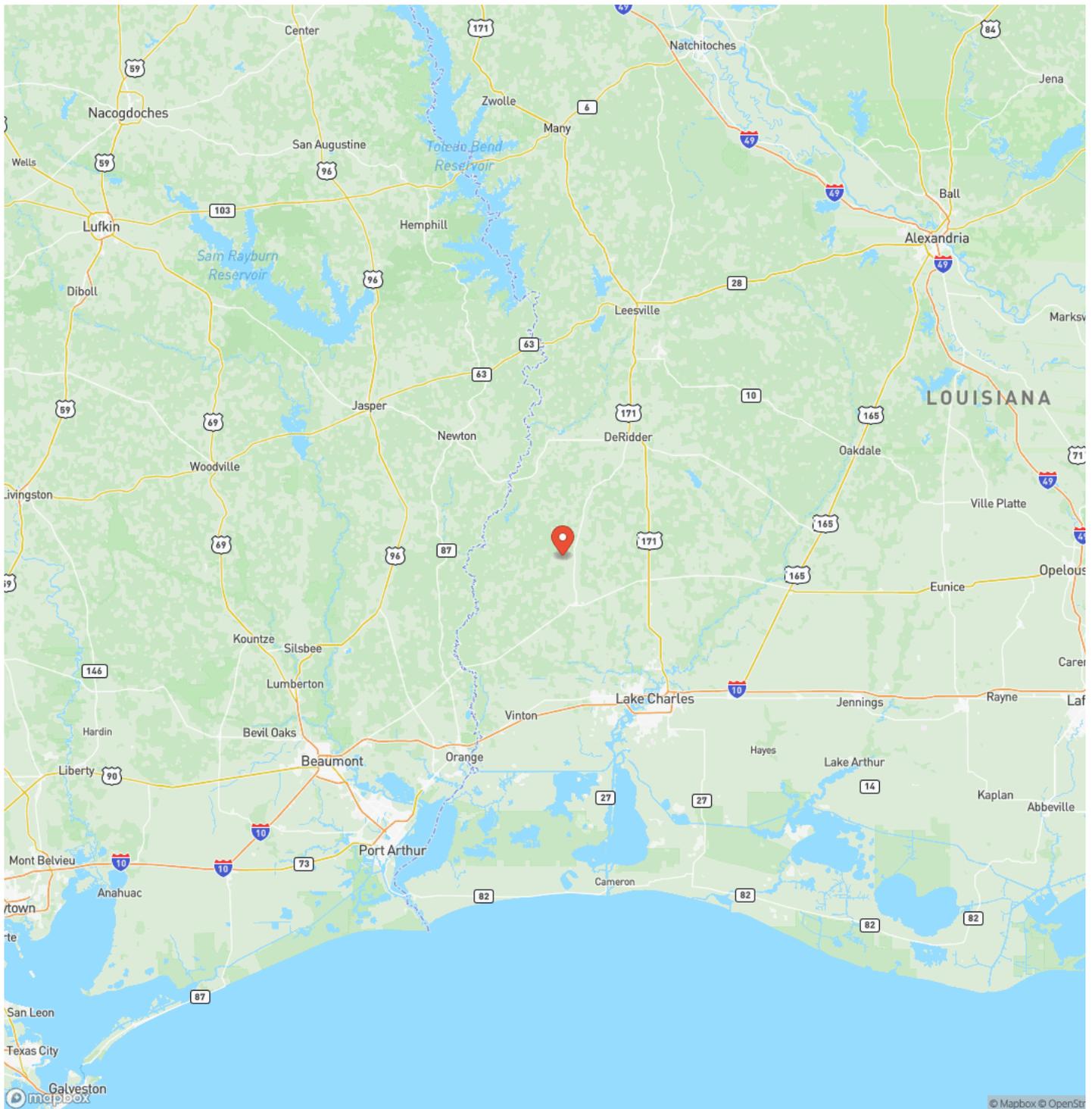
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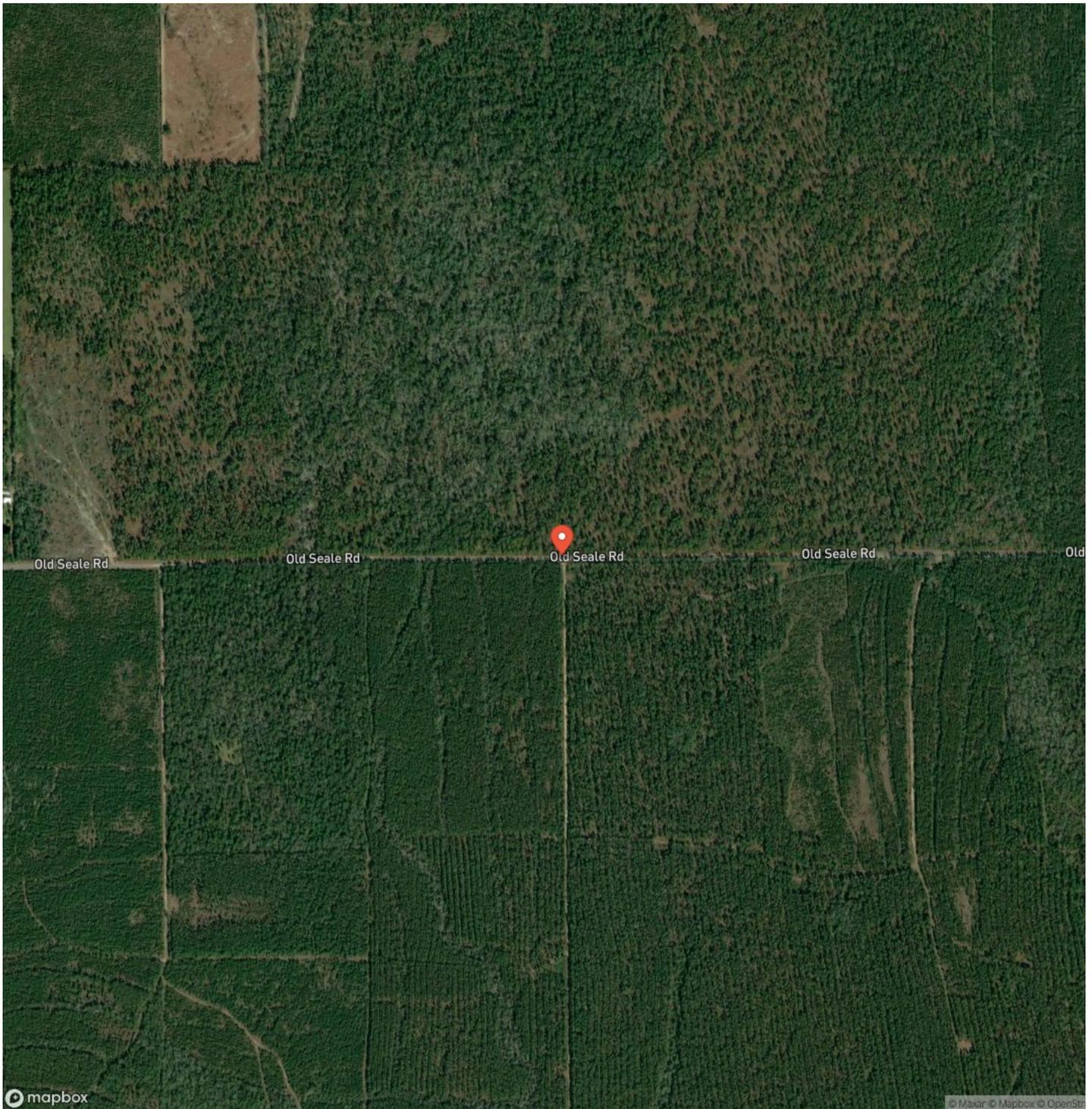
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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