

BAYOU TORO TRACT
0 Highway 191
Florien, LA 71429

\$768,900
206± Acres
Sabine County



BAYOU TORO TRACT
Florien, LA / Sabine County

SUMMARY

Address

0 Highway 191

City, State Zip

Florien, LA 71429

County

Sabine County

Type

Timberland

Latitude / Longitude

31.24235 / -93.56425

Acreage

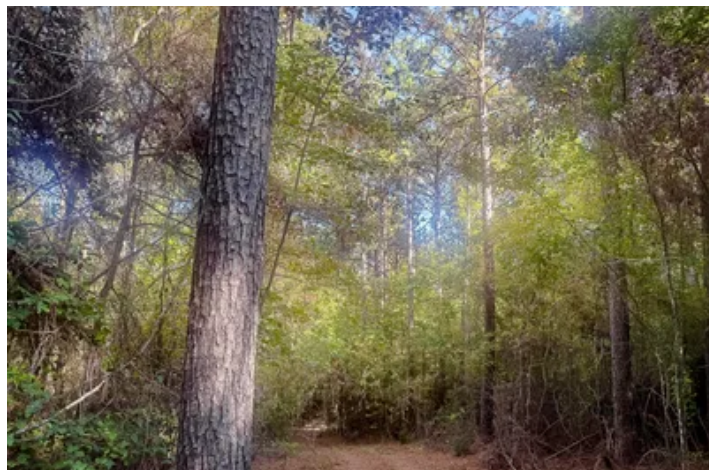
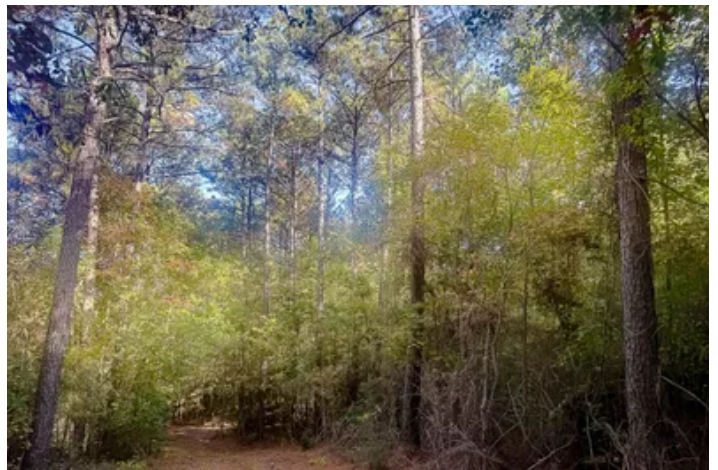
206

Price

\$768,900

Property Website

<https://compasslandpartners.com/property/bayou-toro-tract/sabine/louisiana/100028/>



BAYOU TORO TRACT

Florien, LA / Sabine County

PROPERTY DESCRIPTION

The Bayou Toro Tract is a 206-acre property in Sabine Parish, Louisiana, offered at \$768,900. The tract sits just off the Toledo Bend Reservoir and includes approximately 1,300 feet of road frontage on Highway 191. An internal road system supports access across the property, and the timber is a mix of bottomland hardwood and pine stands.

Location

The property is located in Sabine Parish, Louisiana, approximately 15 minutes from Hornbeck and about 30 minutes from Leesville. Situated just off the Toledo Bend Reservoir, the location makes running errands, grabbing supplies, and handling property needs convenient without a long drive. For recreational buyers, the shorter drive time often means the property gets used more often, not just a few times a year.

Access

The tract has approximately 1,300 feet of road frontage on Highway 191. A good internal road system provides practical access for both recreation and land management.

Improvements

An internal road system is in place, reducing the time and cost needed to enjoy the property right away. It also enhances timber management, hunting access, and future trail improvements.

Timber

The property includes varying stands of timber, including merchantable bottomland hardwood, pre-merchantable pine plantation, and merchantable pine plantation. The combination offers both immediate and long-term income potential.

Wildlife and Recreation

Deer and turkey populations are abundant throughout the acreage, and internal roads support hunting, scouting, and general recreation. Nearby, the Toledo Bend Reservoir offers additional outdoor opportunities.

Water Features

Bayou Toro runs along the eastern boundary of the property, providing a clear, natural, easily recognizable boundary line. In addition, this water source improves wildlife habitat, creates a travel corridor, and serves as focal point for trails and outdoor enjoyment.

Summary

With Highway 191 frontage, a strong internal road system, diverse timber types, and Bayou Toro along the eastern boundary, the Bayou Toro Tract offers a well-rounded timber and recreational property near Hornbeck, Leesville, and Toledo Bend Reservoir.

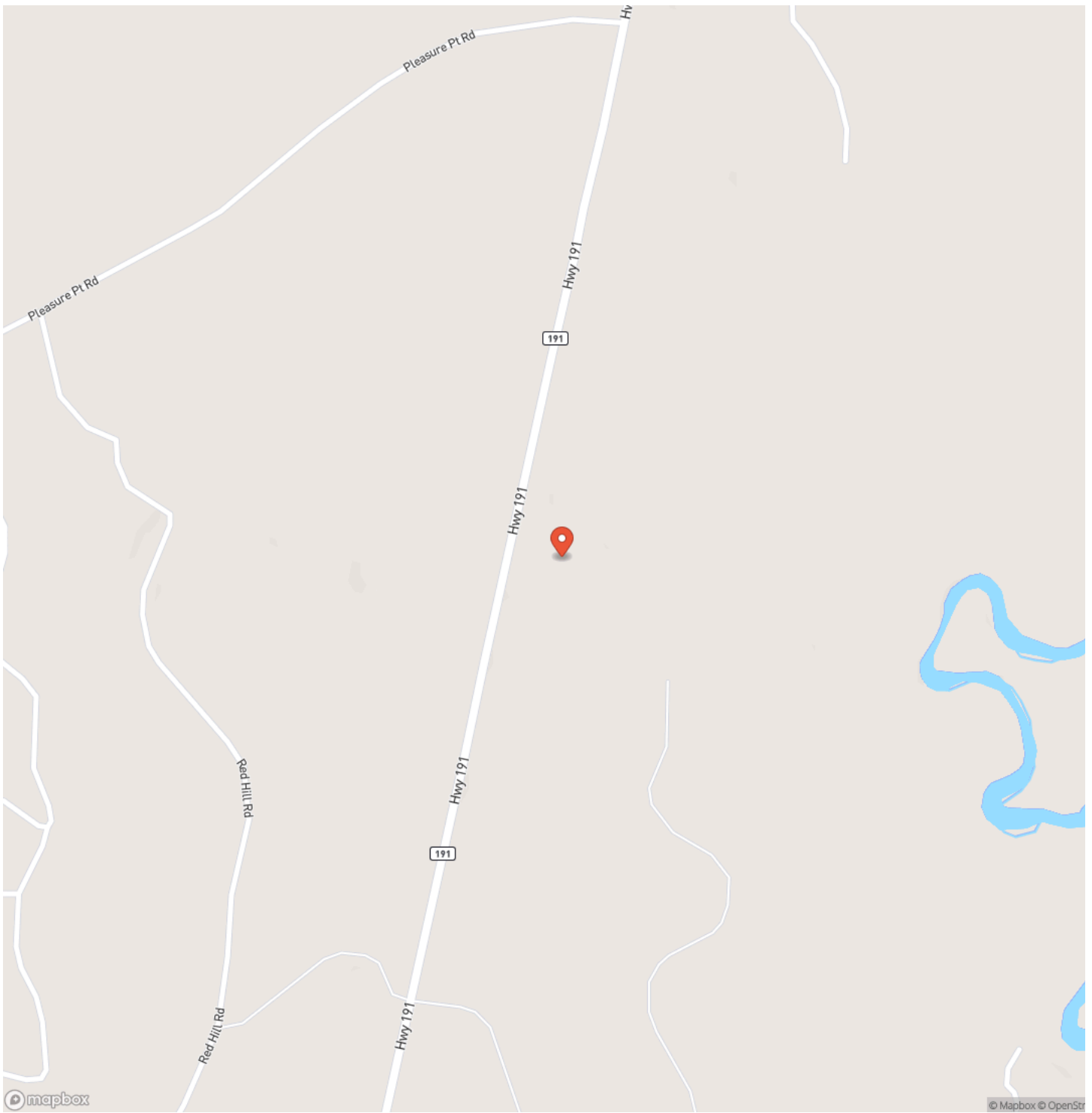
Contact us today to schedule a showing.



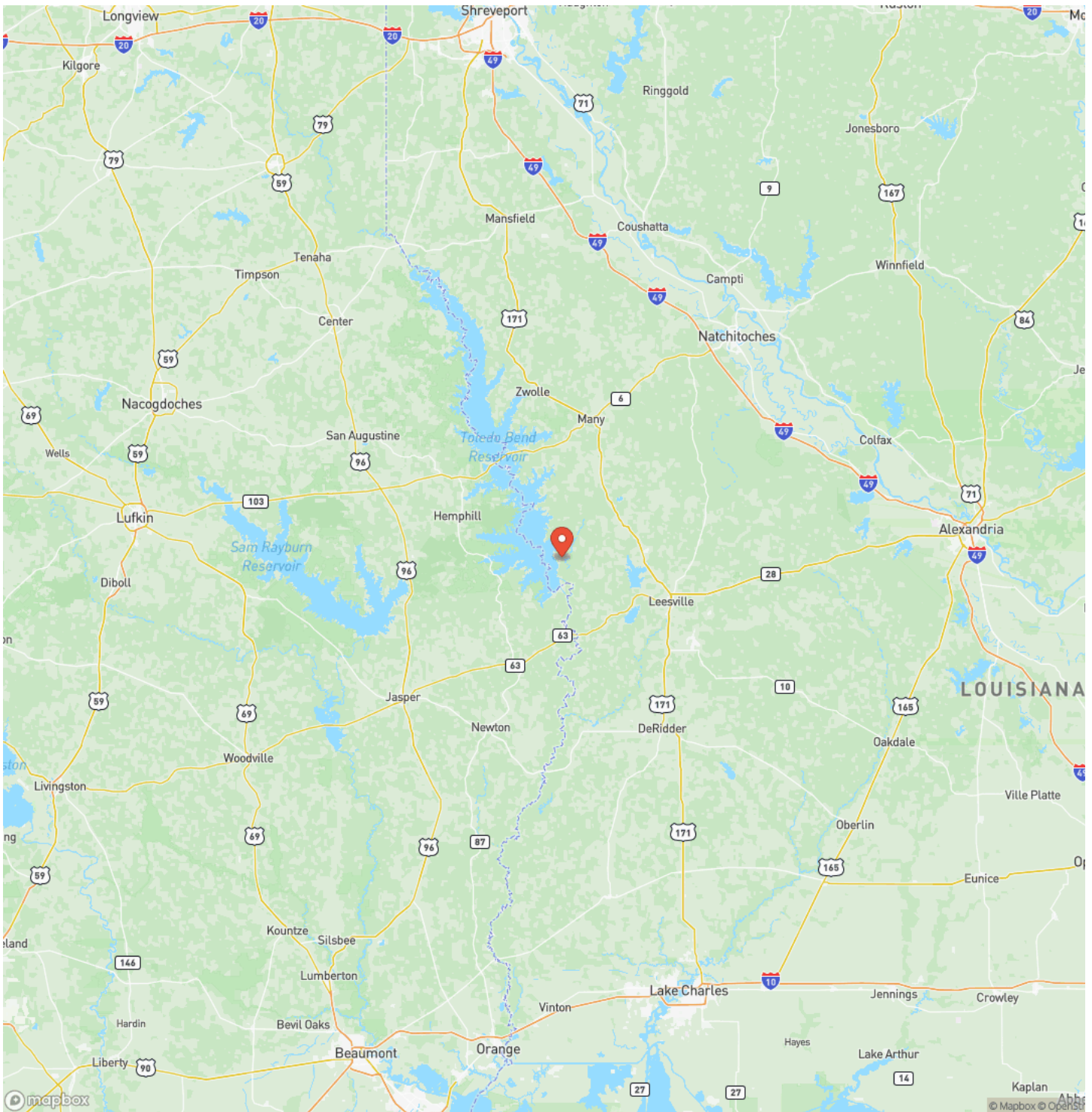
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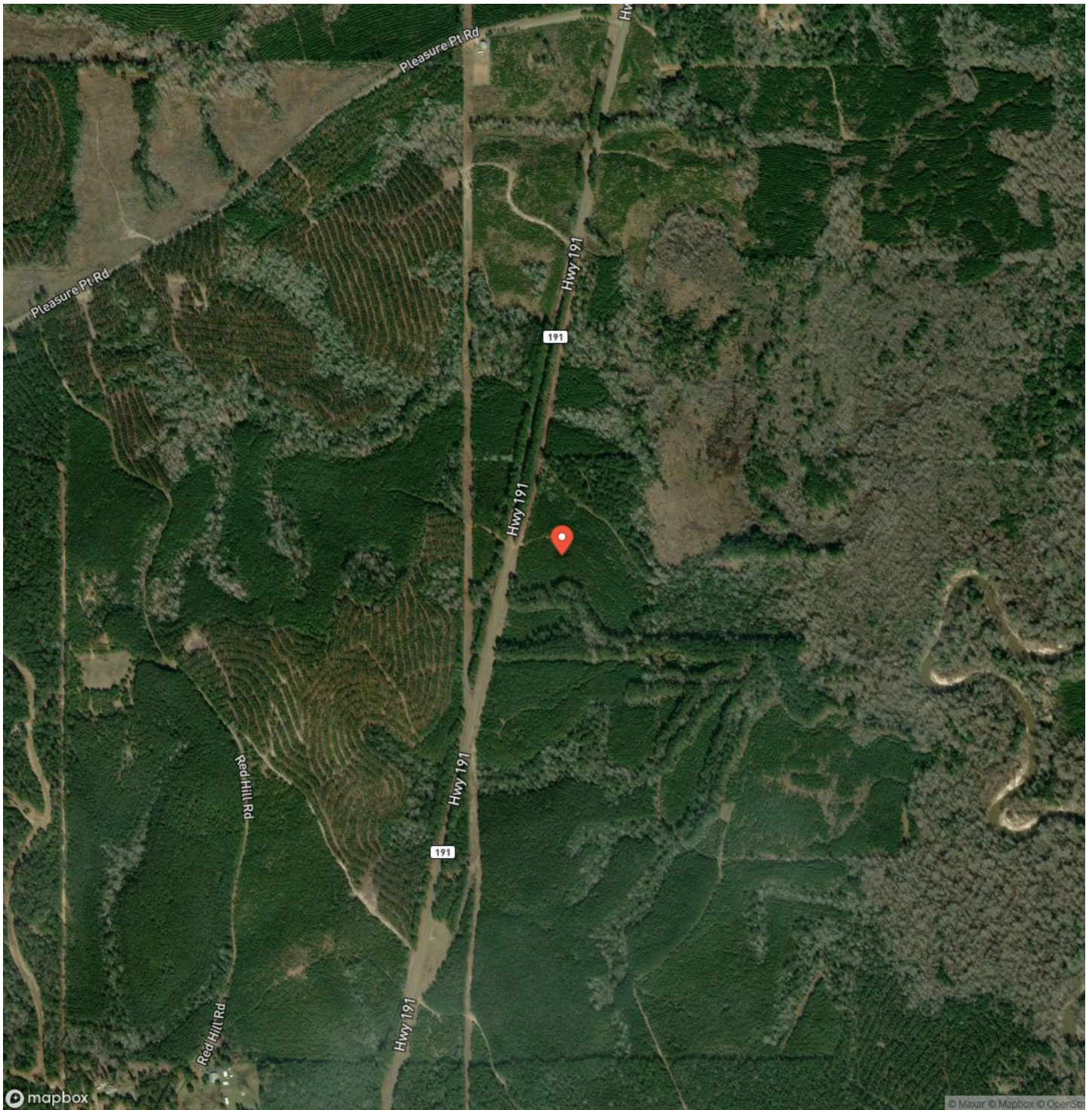
Locator Map



Locator Map



Satellite Map



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