

PICKETT TRACT
0 Highway 191
Many, LA 71449

\$170,280
40± Acres
Sabine County



PICKETT TRACT
Many, LA / Sabine County

SUMMARY

Address

0 Highway 191

City, State Zip

Many, LA 71449

County

Sabine County

Type

Timberland

Latitude / Longitude

31.467934 / -93.659455

Acreage

40

Price

\$170,280

Property Website

<https://compasslandpartners.com/property/pickett-tract-sabine-louisiana/100032/>



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Many, LA / Sabine County

PROPERTY DESCRIPTION

The Pickett Tract is a 40-acre property in Sabine Parish, Louisiana, located near the Toledo Bend Reservoir. The tract features abundant deer and turkey populations among 2017 planted pines.

Location

The property is located in Sabine Parish, Louisiana, approximately 20 minutes outside of Many and near the Toledo Bend Reservoir. This ideal location offers quick access to everyday essentials such as groceries, fuel, hardware, restaurants, and basic services from a peaceful, rural setting. For recreational buyers, the shorter drive means you can use the tract more frequently for weekend trips, hunting season, or quick day visits.

Access

Access is provided off of Highway 191 via a historical access road.

Improvements

The absence of improvements means you can design the tract to meet your goals instead of working around someone else's layout. You have the freedom to choose the best homesite, trail system, food plot locations, and more. Starting with a clean slate reduces upfront maintenance and surprise costs, because there are no older buildings, wells, septic systems, or fences to repair or remove.

Timber

Timber primarily consists of a 2017 planted pine stand. While the stand is already established, the new owner has the opportunity to make management decisions as the trees mature. Since the timber is planted in rows, creating lanes and trails is simple.

Wildlife and Recreation

Deer and turkey populations provide opportunities for both hunting and wildlife observation, and the timber provides consistent cover and bedding. In addition, the nearby Toledo Bend Reservoir adds additional outdoor opportunities.

Utilities

Power runs down Pickett Lane, making it easy for the new owner to add modern conveniences as they develop strategies and goals.

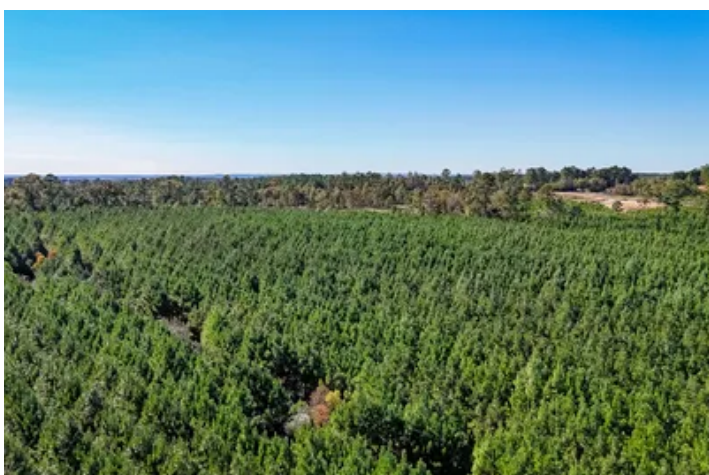
Summary

With access from Highway 191, proximity to Many and Toledo Bend Reservoir, a 2017 planted pine stand, and power along Pickett Lane, the Pickett Tract offers manageable acreage for recreation and timber investment in Sabine Parish.

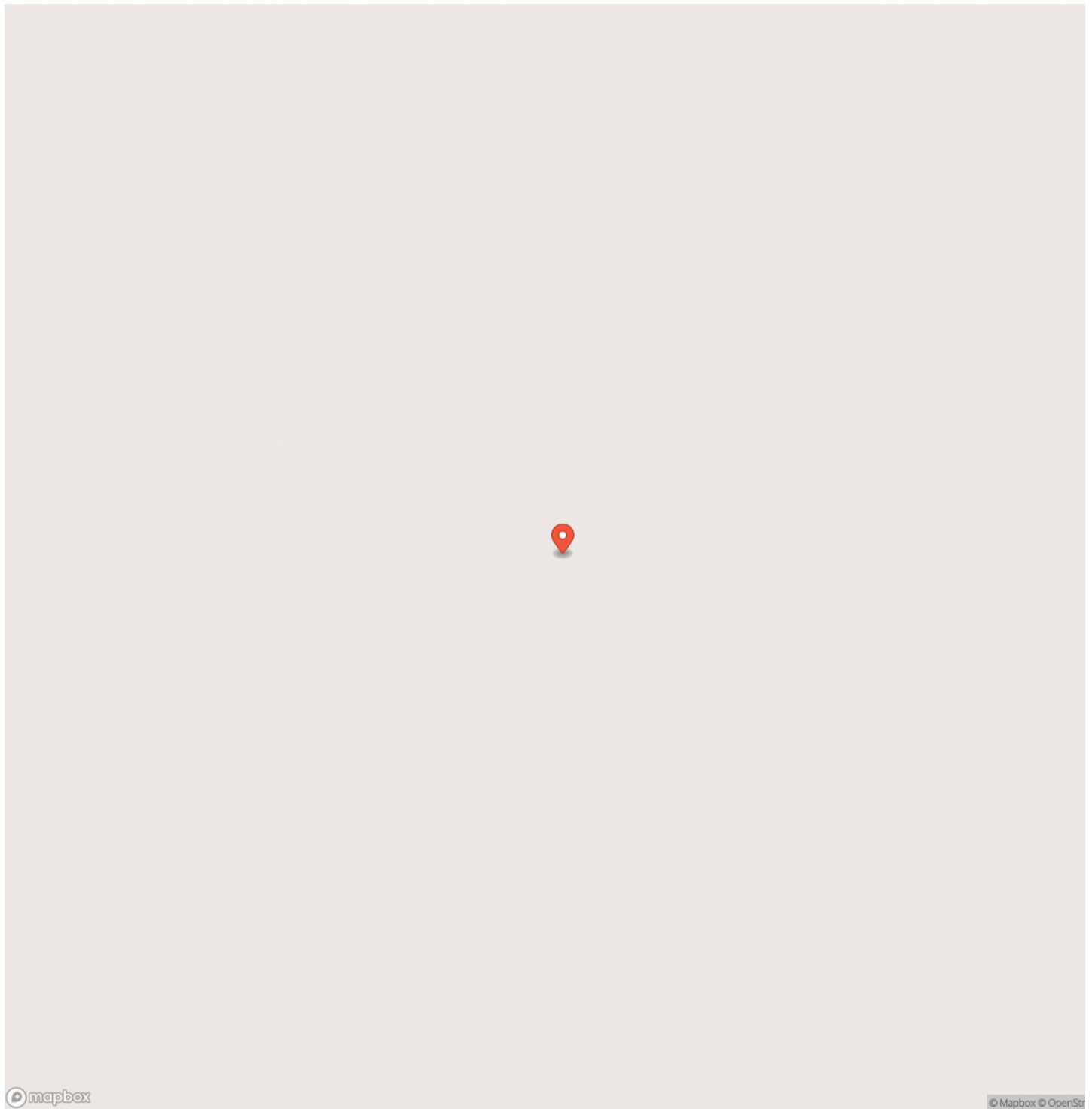
Contact us today to schedule a showing.



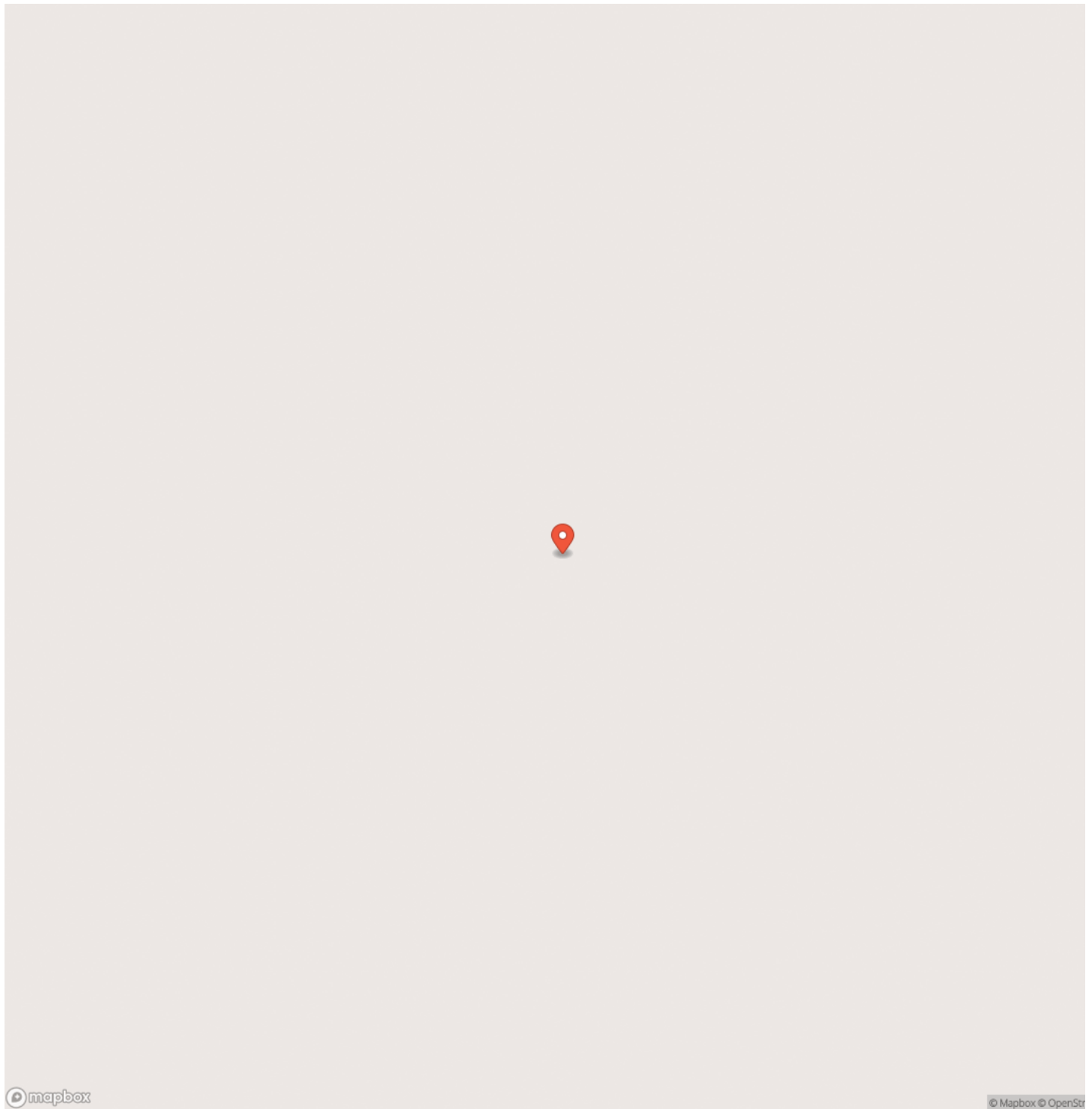
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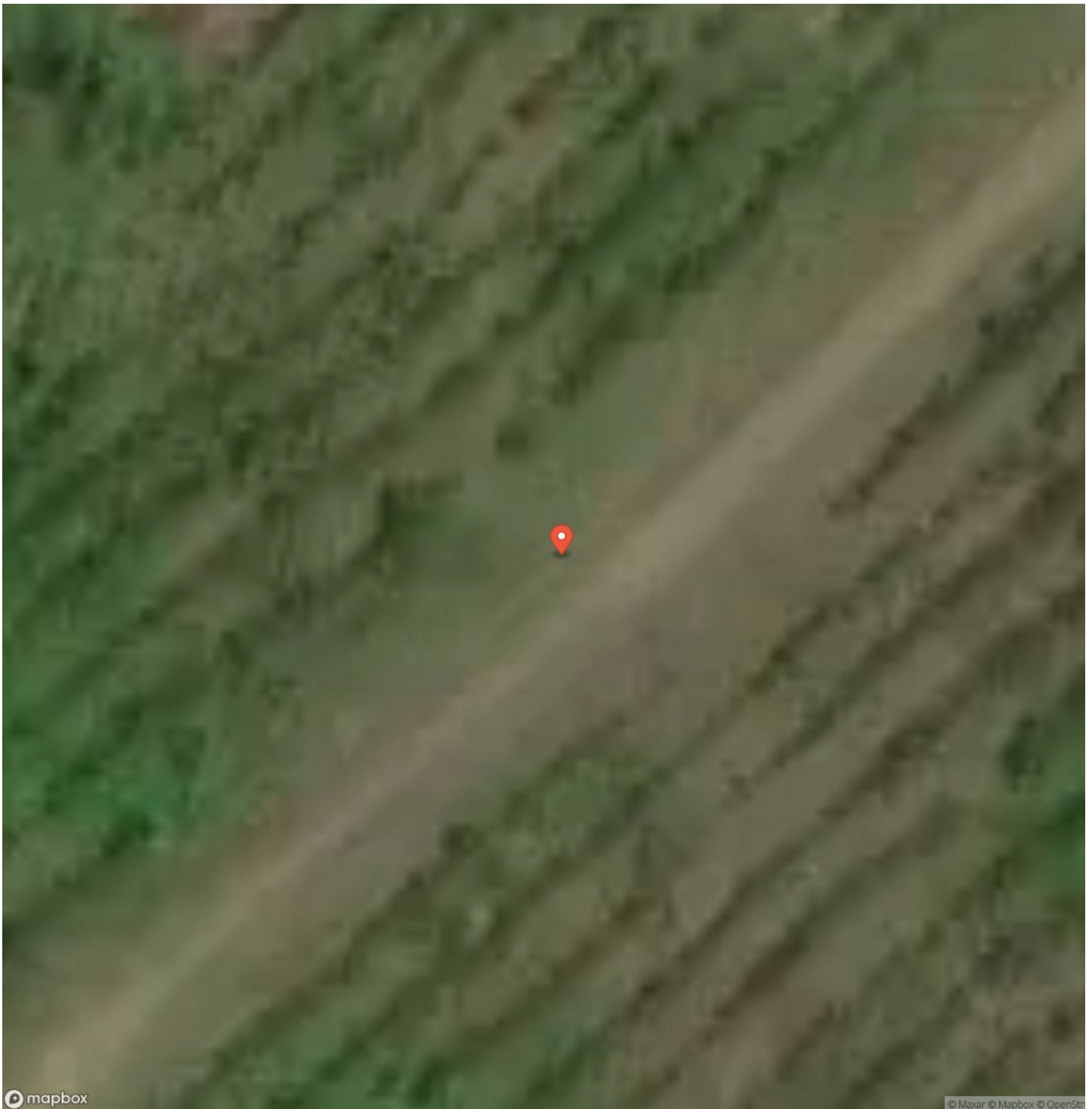
Locator Map



Locator Map



Satellite Map







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