



Mike Martien
Listing Agent



It's All About The People

Willow Lake Rd - Jonesville, LA

76.6 Acres



Discover this versatile 80± acre tract in Catahoula Parish, Louisiana, offering an ideal blend of investment income, recreation, and rural living. Approximately one-third of the property is productive, high-yield tillable farmland currently generating dependable farm rental income, while the remaining acreage is covered in mature hardwood timber with strong long-term value.

The timber and habitat support outstanding wildlife, making this property a proven producer of trophy whitetail deer and abundant waterfowl. The northeast corner includes frontage on Willow Lake, providing premium duck hunting and elevating this tract to a true Louisiana sportsman's retreat.

With over 2,500 feet of frontage on Willow Lake Road, access is excellent. Electricity and water are available, making this property well-suited for a future homesite, hunting camp, or recreational getaway. Enjoy the ability to step outside your door and hunt deer and ducks on your own land in a community well known for its strong hunting heritage and quiet rural setting.

Additional upside exists through potential CRP/WRP enrollment for conservation income, as well as selective timber harvesting opportunities from established hardwood stands.

Whether you're looking for Louisiana hunting land, income-producing farmland, a timber investment, or a secluded country homesite, this Catahoula Parish property offers a rare combination of features that are increasingly hard to find.



**AMERICA'S
LAND PARTNERS**

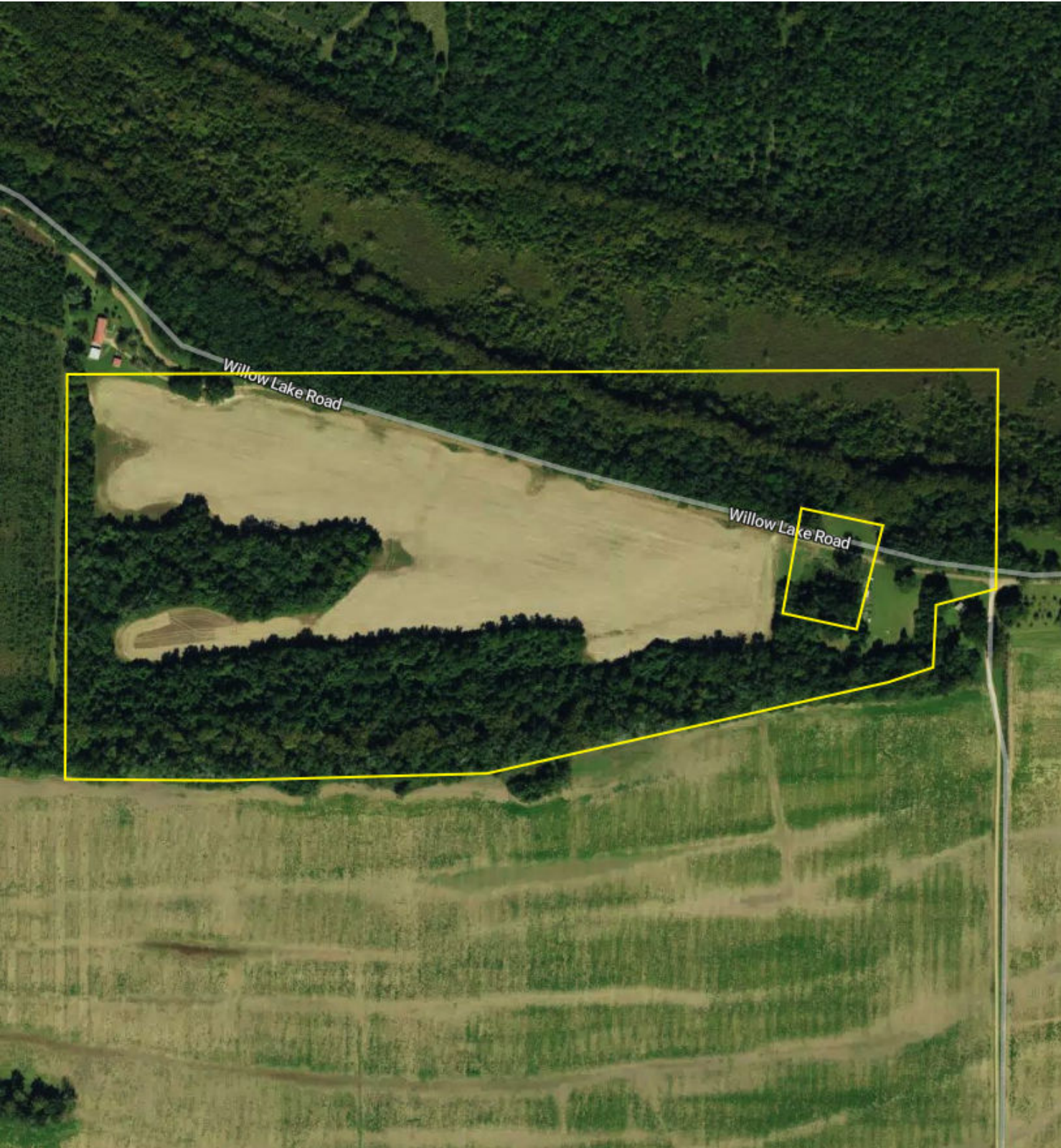
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Property Overview



Catahoula Parish, LA

76.6 Acres, Boundary 1 of 1

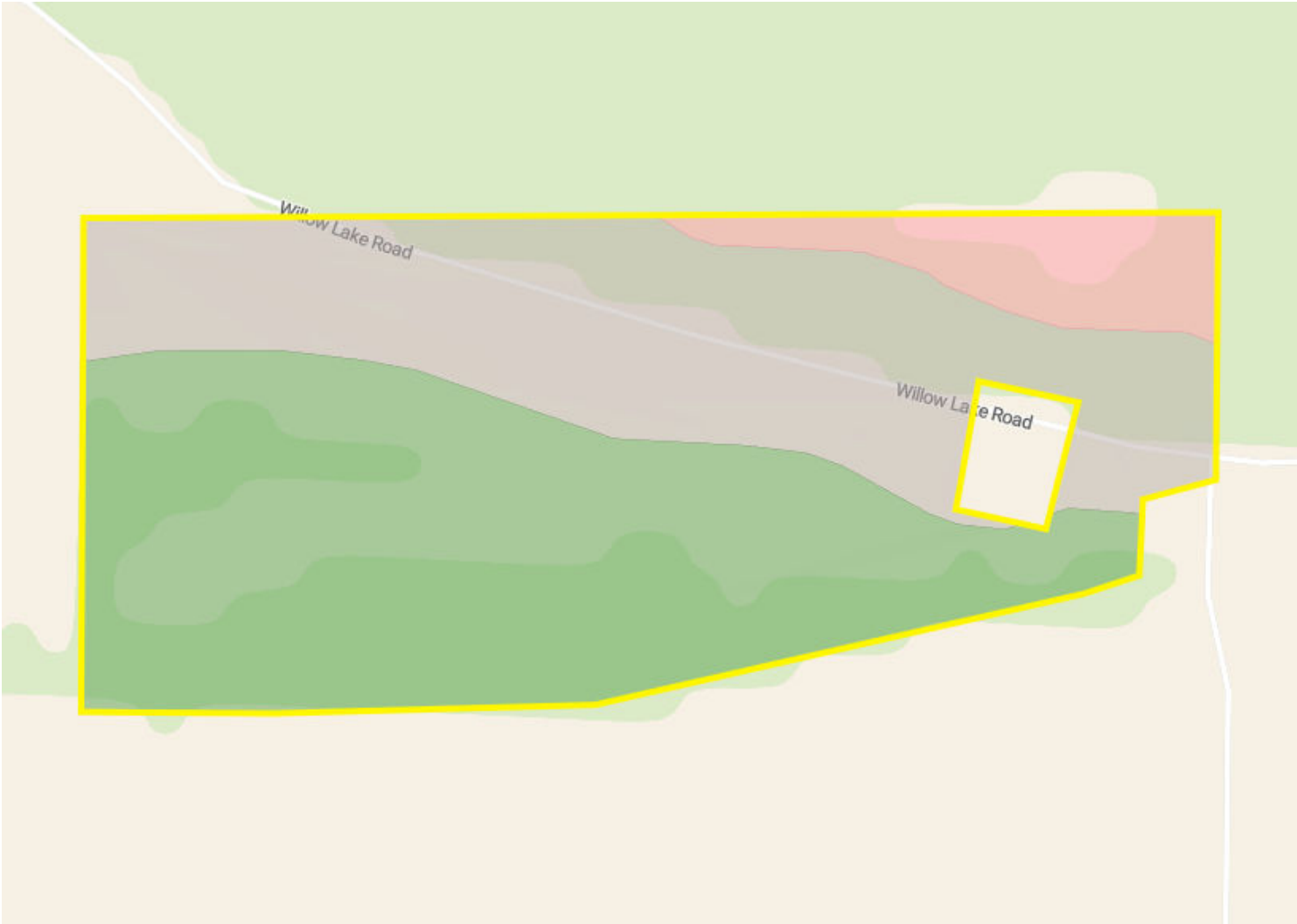


Catahoula Parish, LA
Township: 006N

Locations
10 T6N R6E

Acres
76.57

76.6 Acres, 1 Boundary

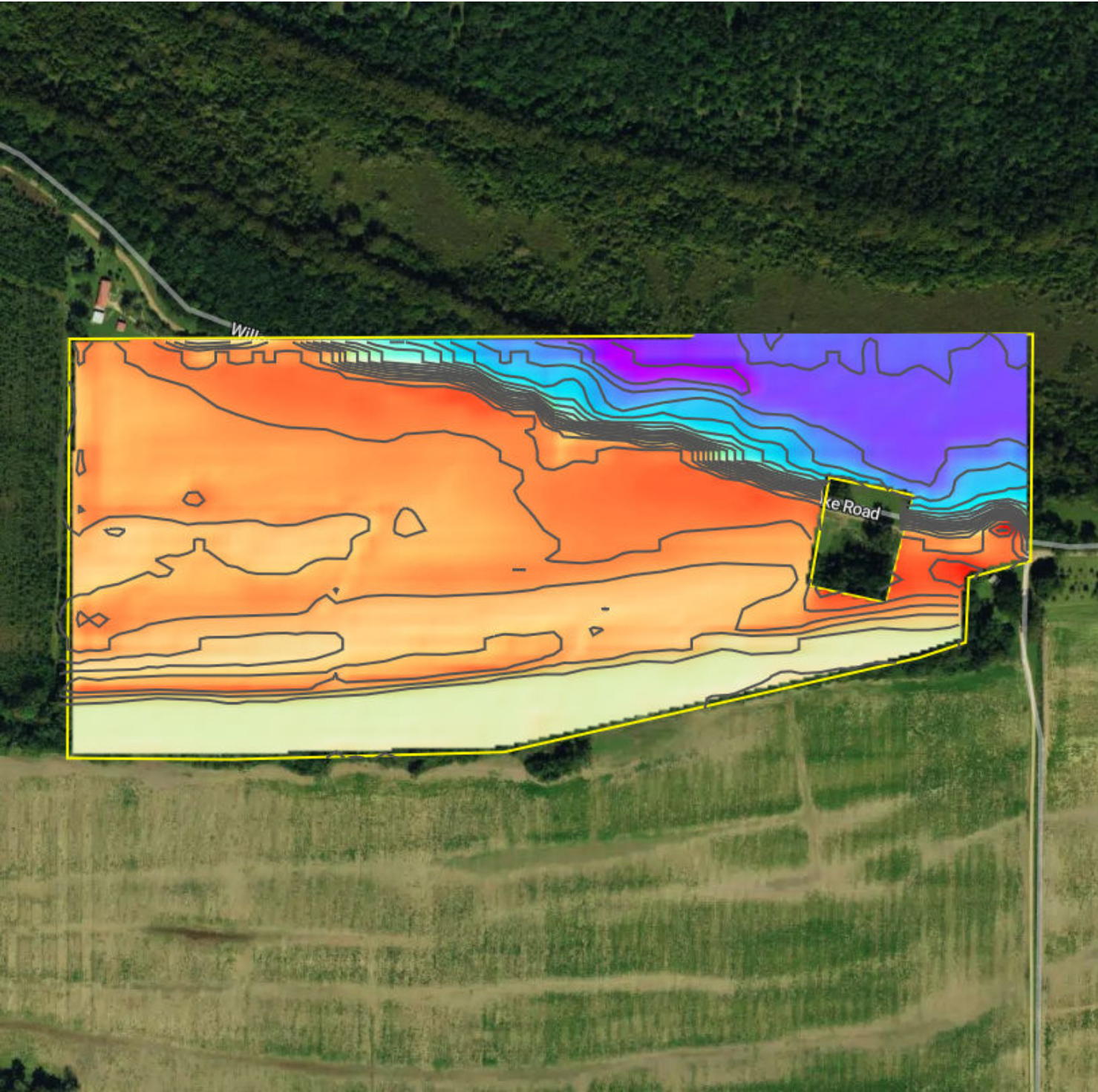


67.9/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	Tn	Tensas-Alligator complex, undulating	52.8%	40.5	3w	--	66.3
●	De	Dundee silt loam, 0 to 1 percent slopes	39.0%	29.9	2w	--	84.3
●	W	Water	8.1%	6.2	--	--	0

Elevation

76.6 Acres, 1 Boundary

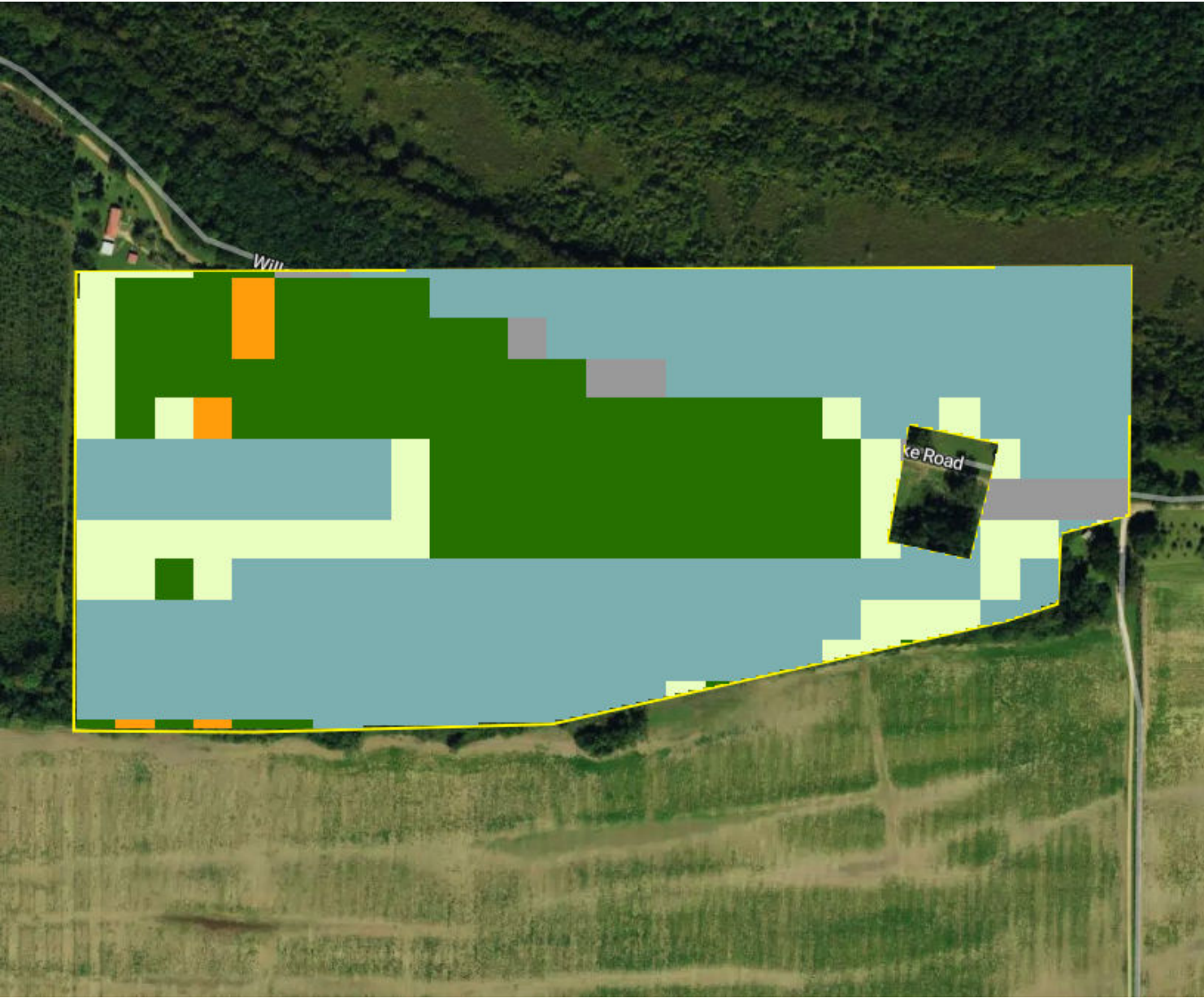


40.5 feet

57.2 feet

Source: USGS 3 Meter Dem	Interval: 1 feet	Range: 16.7 feet	Min: 40.5 feet	Max: 57.2 feet
		Slope: 1.5%	Min: 0%	Max: 16.9%

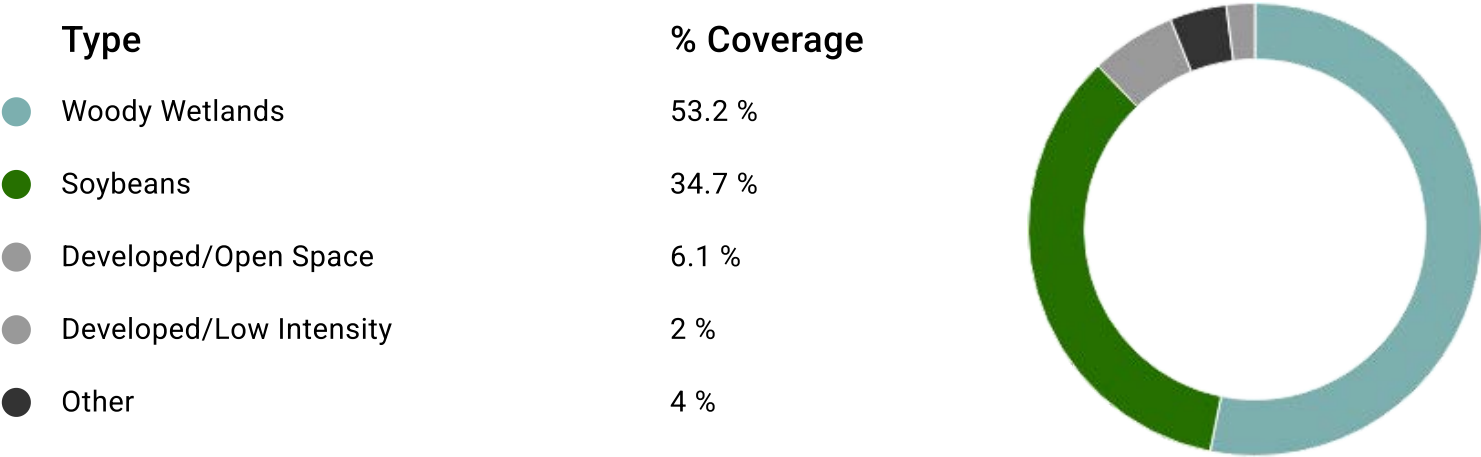
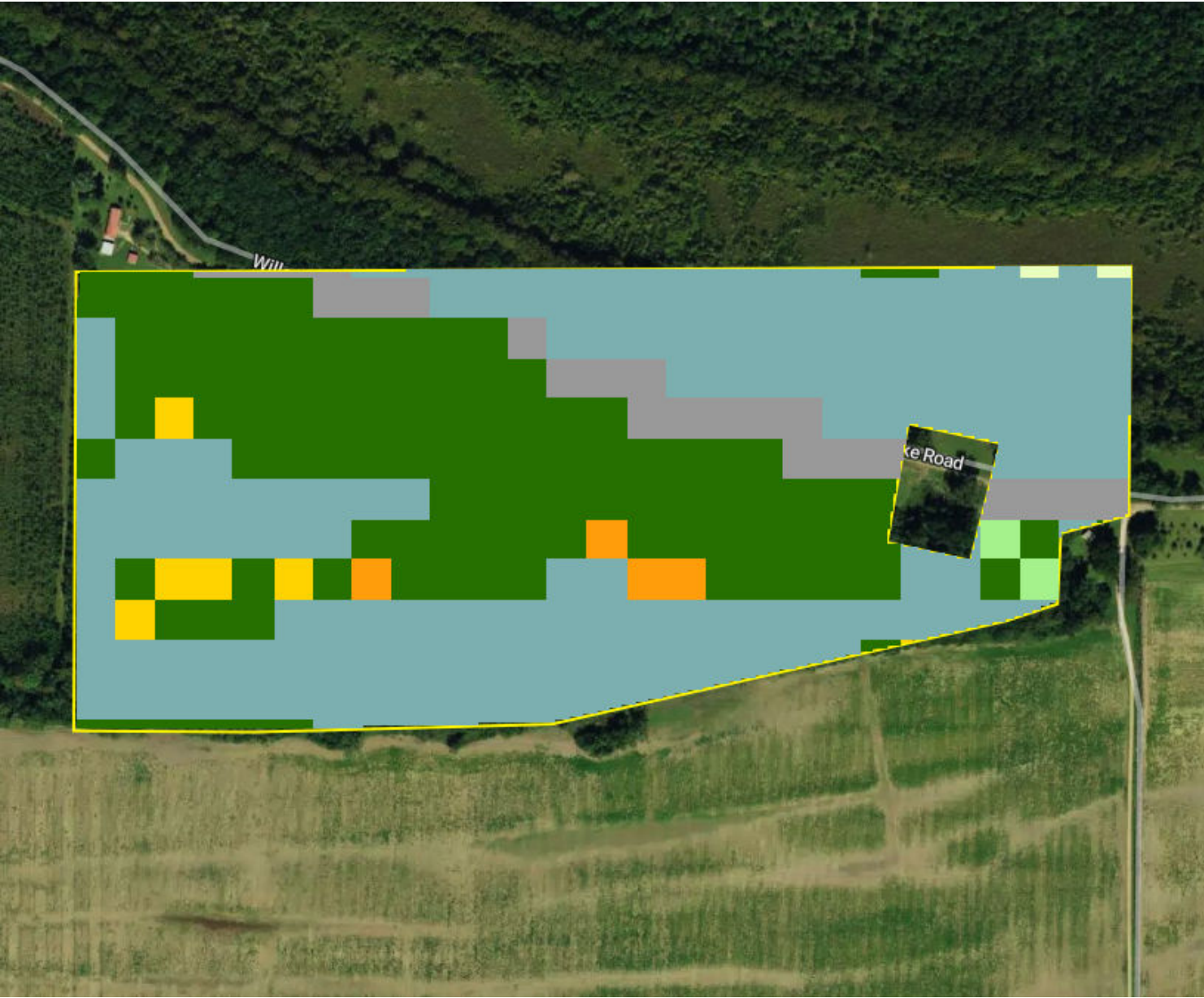
76.6 Acres, 1 Boundary



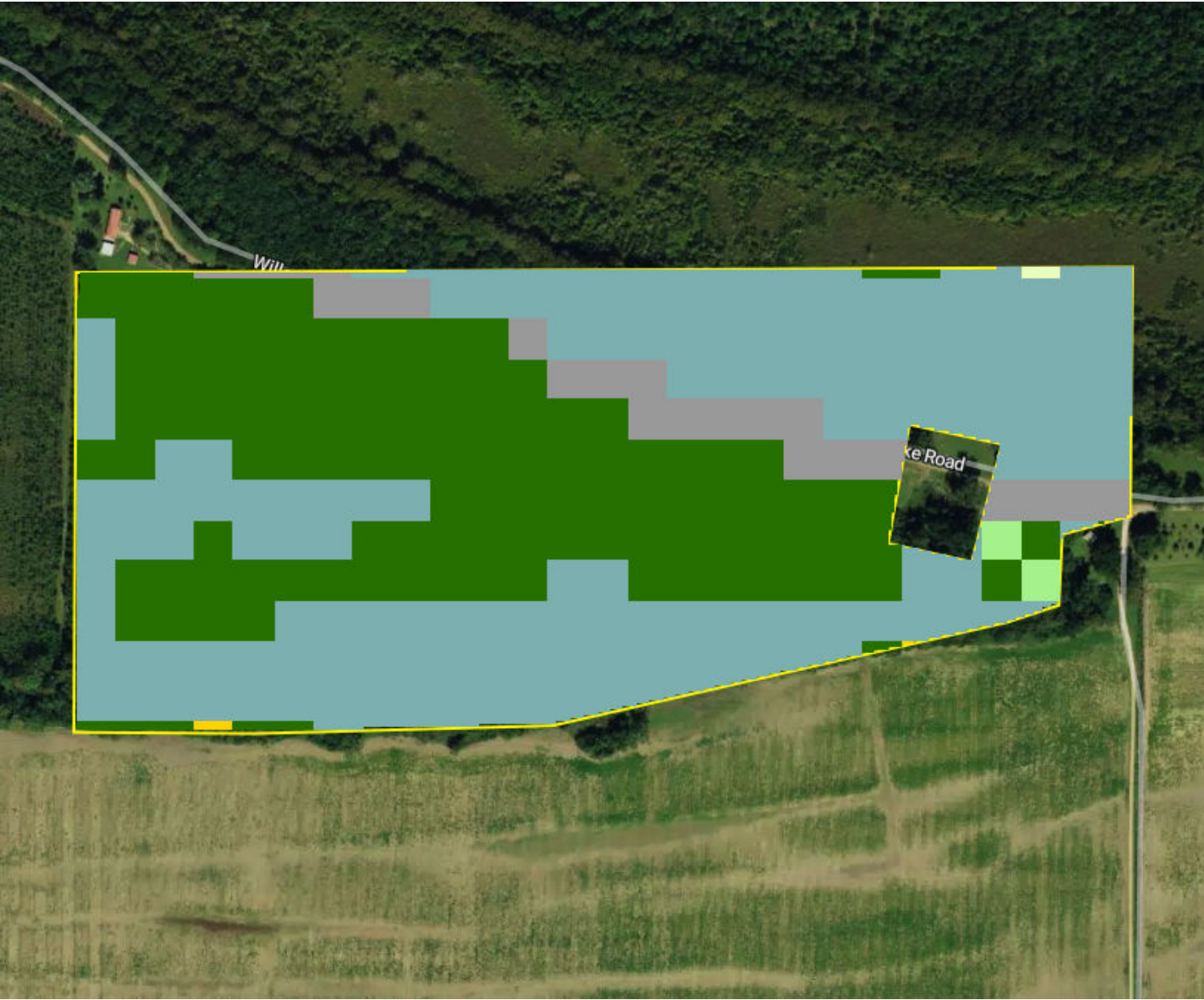
Type	% Coverage
Woody Wetlands	57.2 %
Soybeans	28.9 %
Grassland/Pasture	10.1 %
Developed/Open Space	2.6 %
Other	1.2 %



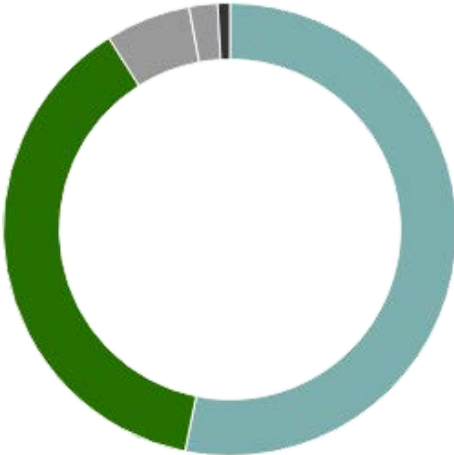
76.6 Acres, 1 Boundary



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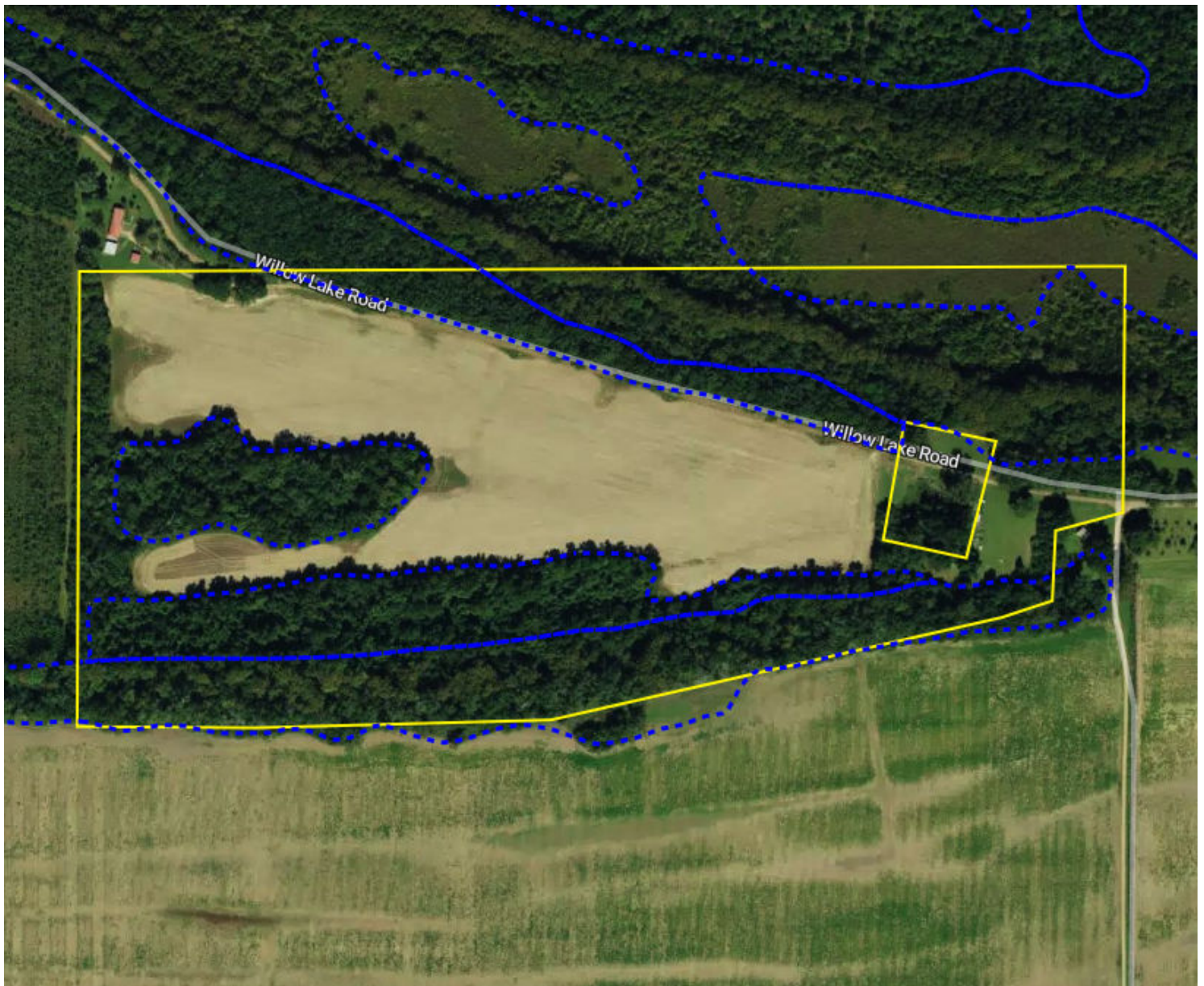


Type	% Coverage
Woody Wetlands	53.2 %
Soybeans	37.9 %
Developed/Open Space	6.1 %
Developed/Low Intensity	2 %
Other	0.9 %



76.6 Acres, 1 Boundary





Flood Zone Hazard

- 0.2% annual flood hazard
- 1% annual flood hazard
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands

76.6 Acres, 1 Boundary

2023



2021



76.6 Acres, 1 Boundary

2019



2017



76.6 Acres, 1 Boundary

2015



2013

