

Sawmill 13  
376 Parish Road 1241  
Colfax, LA 71417-5226

**\$125,900**  
12.89± Acres  
Grant County



**Sawmill 13**  
**Colfax, LA / Grant County**

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**SUMMARY**

**Address**

376 Parish Road 1241

**City, State Zip**

Colfax, LA 71417-5226

**County**

Grant County

**Type**

Hunting Land, Recreational Land, Timberland, Commercial,  
Business Opportunity

**Latitude / Longitude**

31.442451 / -92.54902

**Taxes (Annually)**

\$112

**Acreage**

12.89

**Price**

\$125,900



## **PROPERTY DESCRIPTION**

### **12.895 Acres of Prime Real Estate in Grant Parish, Louisiana Perfect for Commercial, Recreational, or Hunting Ventures!**

This stunning 12.895-acre tract in Grant Parish offers an exceptional opportunity for a wide range of uses. Whether you're looking to develop a commercial property, create a recreational retreat, or establish your next hunting haven, this property checks all the boxes.

#### **Key Features:**

- **Location:** Conveniently situated near Colfax, Alexandria, and Pineville, offering easy access to local amenities while maintaining a private and secluded setting.
- **Cleared Area & Timber:** A portion of the land has already been cleared, making it ideal for immediate development or use. The property also features mature timber, offering potential for future harvesting or natural beauty.
- **Versatile Use:** With its vast size and mixed terrain, this property offers endless possibilities for commercial development, recreational activities, or hunting. The wooded areas provide excellent wildlife habitat, making it perfect for outdoor enthusiasts.
- **Seclusion & Privacy:** Enjoy a peaceful and private setting, with ample space to explore, build, or develop.

Whether you're looking to start a business, enjoy a weekend getaway, or expand your hunting grounds, this property provides the versatility and potential you're looking for in Grant Parish.

**Don't miss out on this fantastic opportunity!** Contact us today to schedule a tour or learn more about how this land can fit your needs.

Sawmill 13  
Colfax, LA / Grant County



## Locator Map

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## Locator Map

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## Satellite Map

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## **DISCLAIMERS**

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**Mossy Oak Properties Land and Home**  
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