

**130+/- acres Turnkey Tensas Parish Fine Hunting Land  
with CRP income  
1509 Highway 128  
Saint Joseph, LA 71366**

**\$810,000  
130.42± Acres  
Tensas County**



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Saint Joseph, LA / Tensas County**

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**SUMMARY**

**Address**

1509 Highway 128 null

**City, State Zip**

Saint Joseph, LA 71366

**County**

Tensas County

**Type**

Hunting Land

**Latitude / Longitude**

31.941122 / -91.309381

**Dwelling Square Feet**

950

**Bedrooms / Bathrooms**

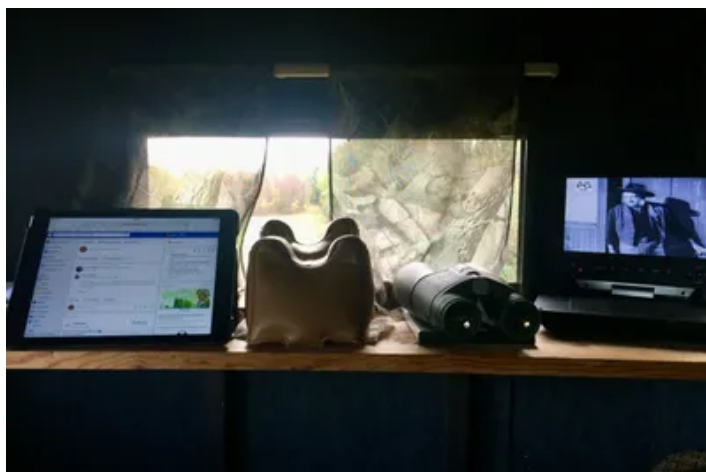
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**Acreage**

130.42

**Price**

\$810,000

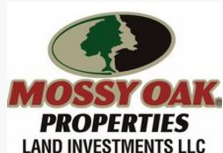


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### **PROPERTY DESCRIPTION**

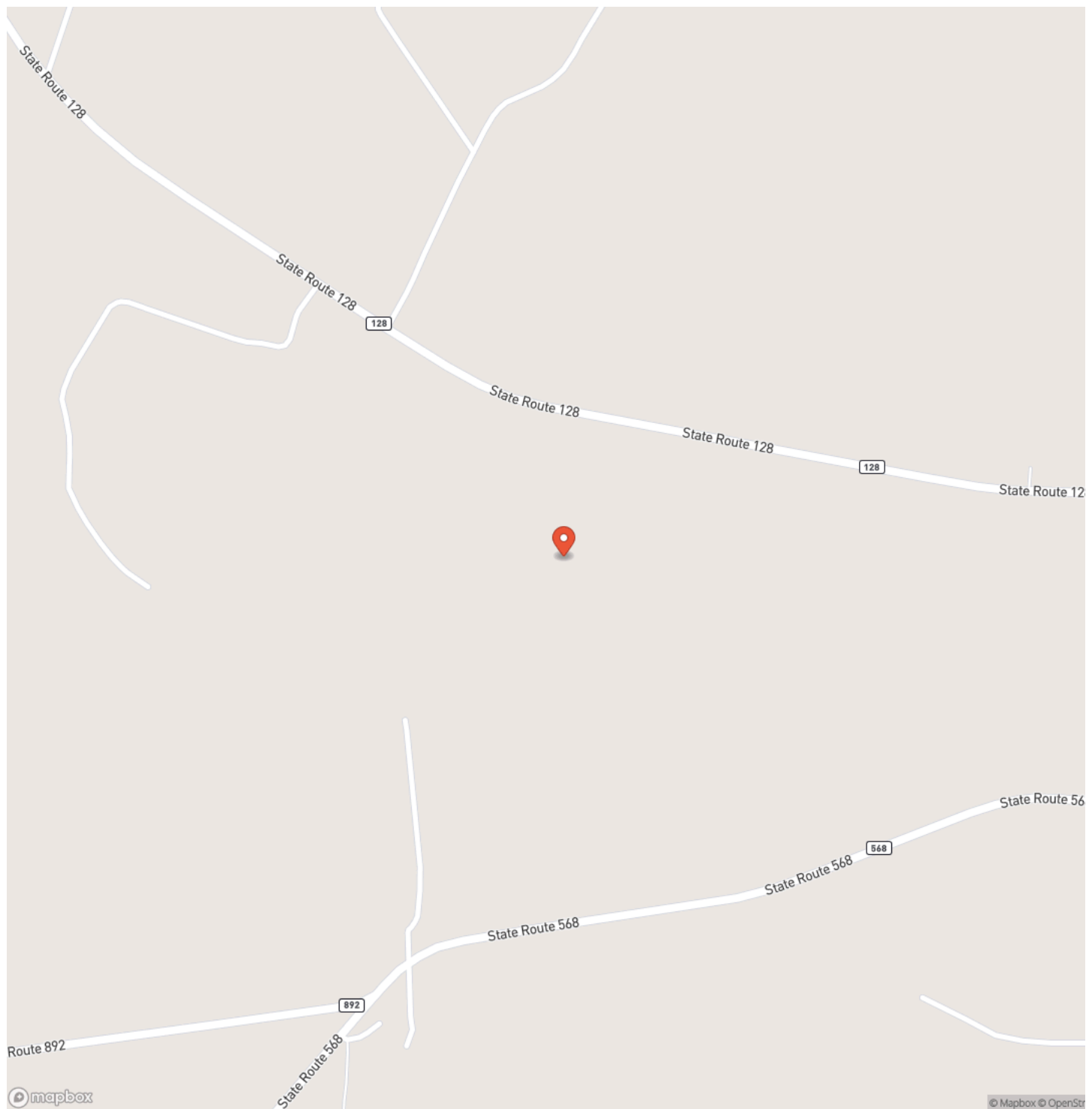
130.425+/- acres of one of the if not the best CRP Properties in the parish. 79.5 acres of older CRP paying 9311 annually. 18.1 acres until 2031 and 61.4 acres until 2033. This property has been superbly set up by the owner with raised roads and necessary culverts in drains that are ideal for electric UTV's. The food plots and shooting lanes are designed for excellent visibility from 4 MB Ranch King Stands and an older wooden one on top of a steel tower. The property is holding great numbers of deer as shown on the drone survey in the documents section. The does are drawing good bucks from the surrounding woods and CRP especially the just planted CRP on the north west border. This is a turnkey property. The camp has 950 sq feet heated and cooled with a great back porch and covered parking in the front. The camp is completely furnished down to the plates and utensils. It includes a John Deere 65 hp cab tractor with 4 wheel drive and loader with less than 400 hours, A Polaris electric UTV with lithium batteries, a John Deere gas powered UTV six seater, a like new Top Hat 20' utility trailer, A like new 8" JD bushhog, tractor forks, box blade, a fine rotary tiller, seeder, Mohawk offset disk, Limbinator Hydraulic saw, Browning Gun safe, A famous Chambers gas stove, Hoshiszaki Ice Maker, Dishwasher, Vent hood, GE Refrigerator/Freezer, GE Upright Freezer, Stacker Washer and Dryer, Mini Split Heat and Cool Unit. The four extra large deer stands have solar panels, tvs and antennae so you won't miss the big ball games. This is a great Tensas property that you don't want to miss.



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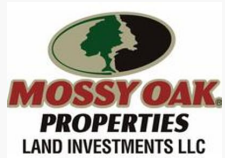
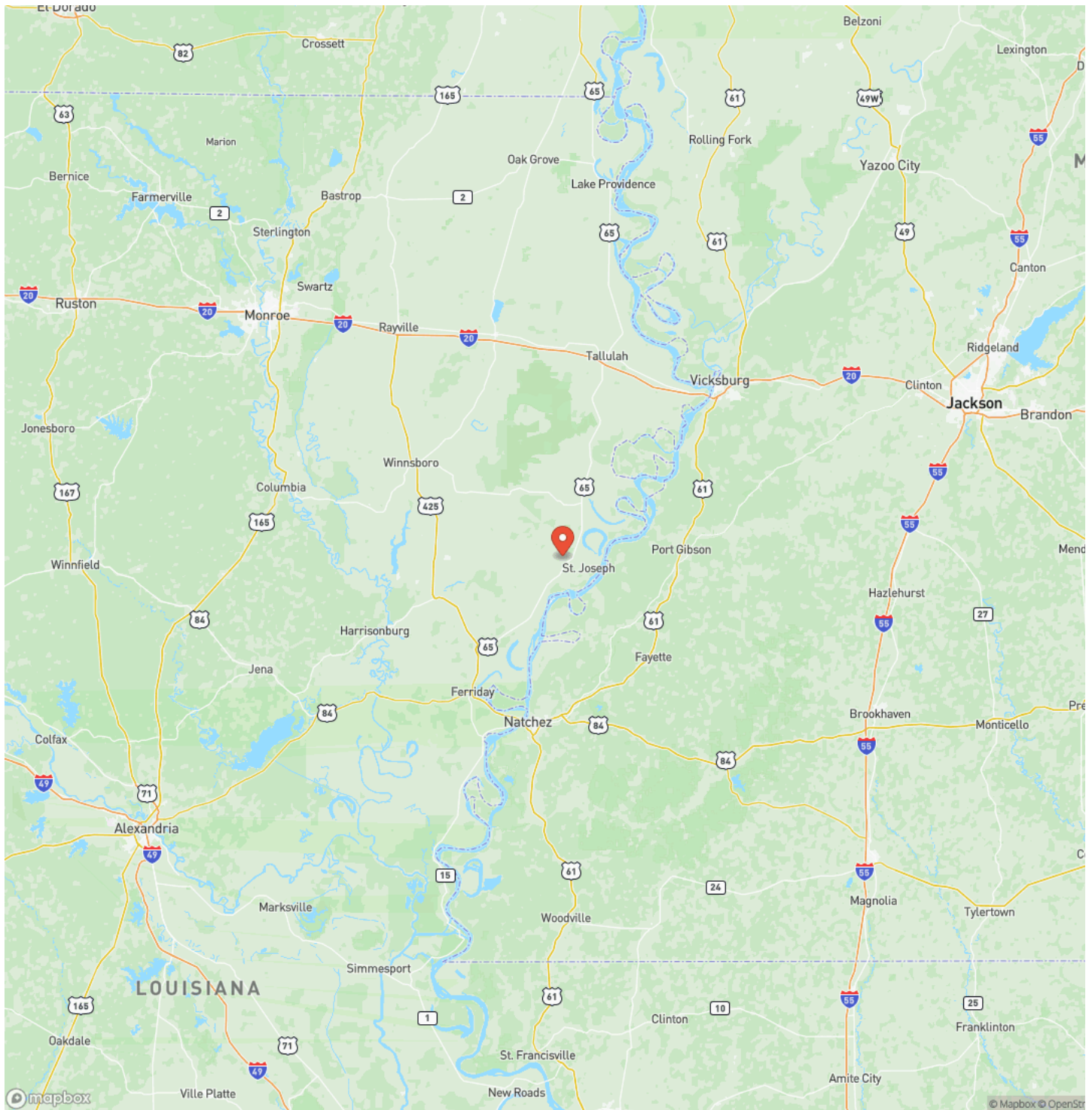


## Locator Map



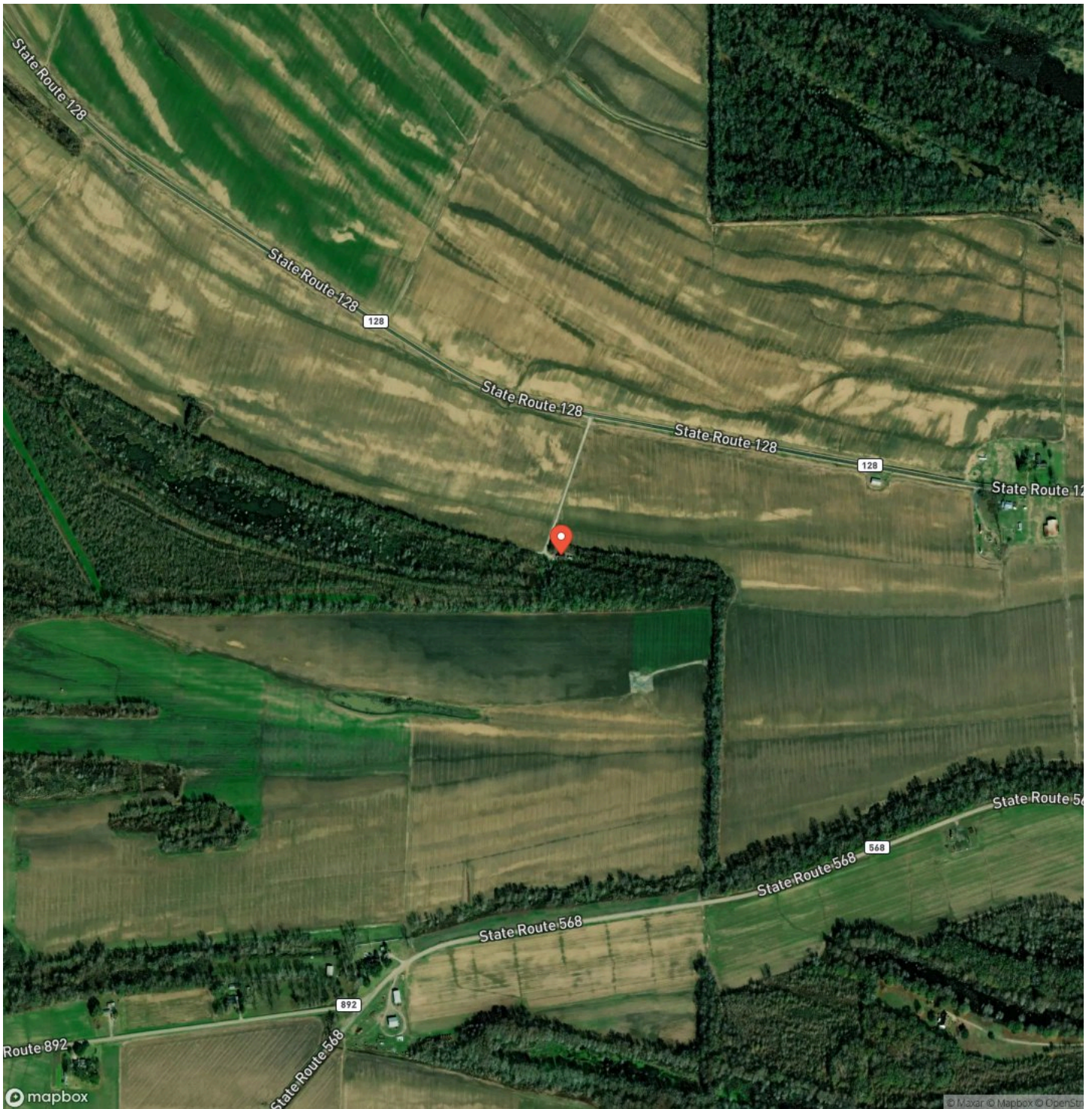
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# Locator Map



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## 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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