

**337+/- Acres of Fine Hunting Land with Income in West
Carroll Parish
Hwy 582 East
Forest, LA 71242**

\$1,179,500
337± Acres
West Carroll County



**337+/- Acres of Fine Hunting Land with Income in West Carroll Parish
Forest, LA / West Carroll County**

SUMMARY

Address

Hwy 582 East null

City, State Zip

Forest, LA 71242

County

West Carroll County

Type

Hunting Land

Latitude / Longitude

32.778638 / -91.395389

Acreage

337

Price

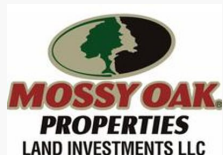
\$1,179,500



337+/- Acres of Fine Hunting Land with Income in West Carroll Parish Forest, LA / West Carroll County

PROPERTY DESCRIPTION

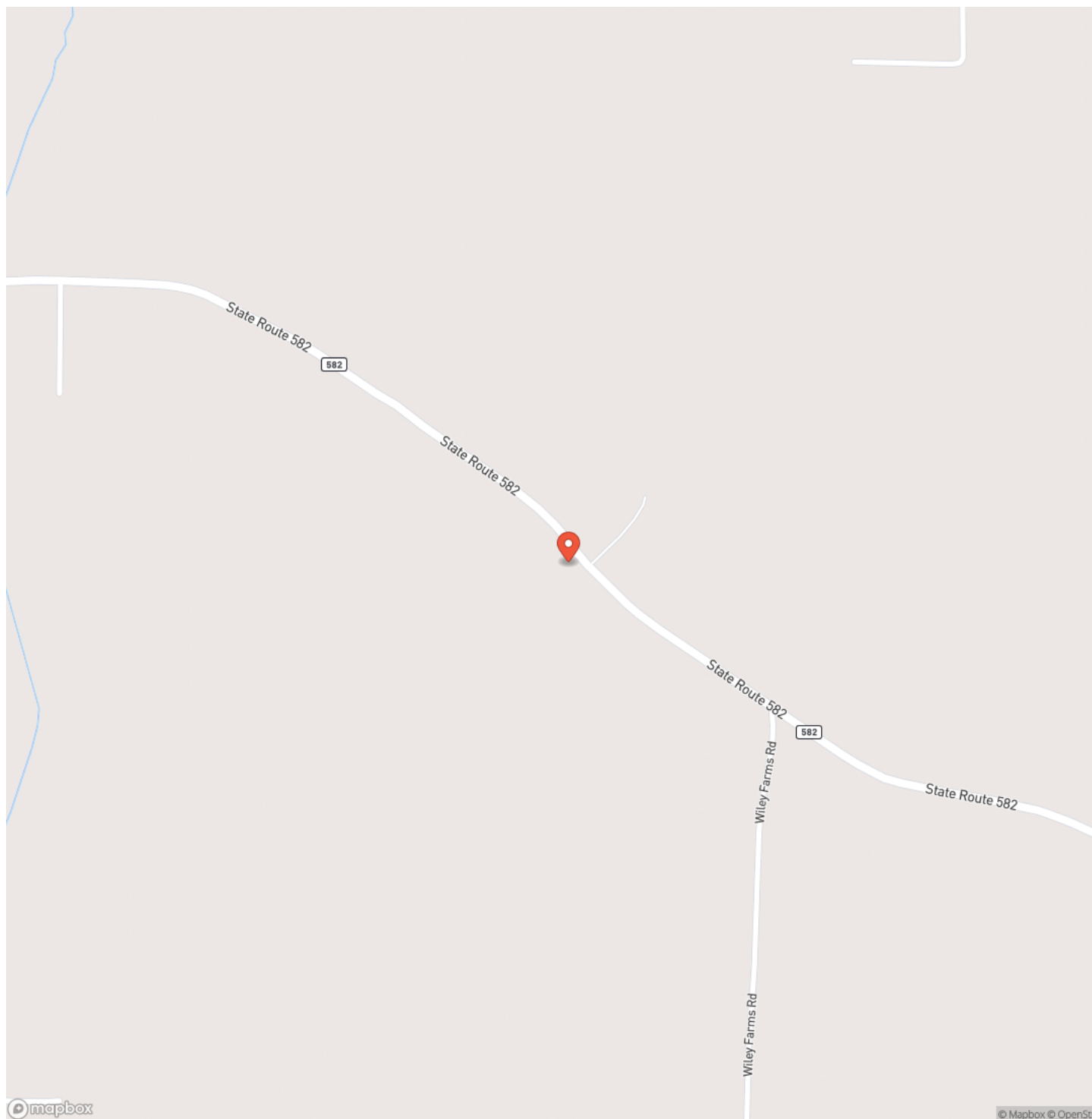
337+/- Fine West Carroll Parish Hunting Acreage with Income. This property is prime hunting for whitetail deer and ducks. It has mature bottomland hardwoods with cypress brakes and ash flats. The eastern most 100 acres has over 70 acres in older pine plantation with annual CRP Income. The east side of the pines are about 20 acres of big hardwoods with nice flat bottoms for ducks and excellent deer hunting. The West 230 or so is all hardwoods, young and old and includes a beautiful 10 acres in Possum Brake and 50 acres or of bottomland that drains into it for great duck hunting. The habitat for whitetails is fantastic with a really good road system. For more information please contact Bill Crigler at [318-201-0744](tel:318-201-0744).



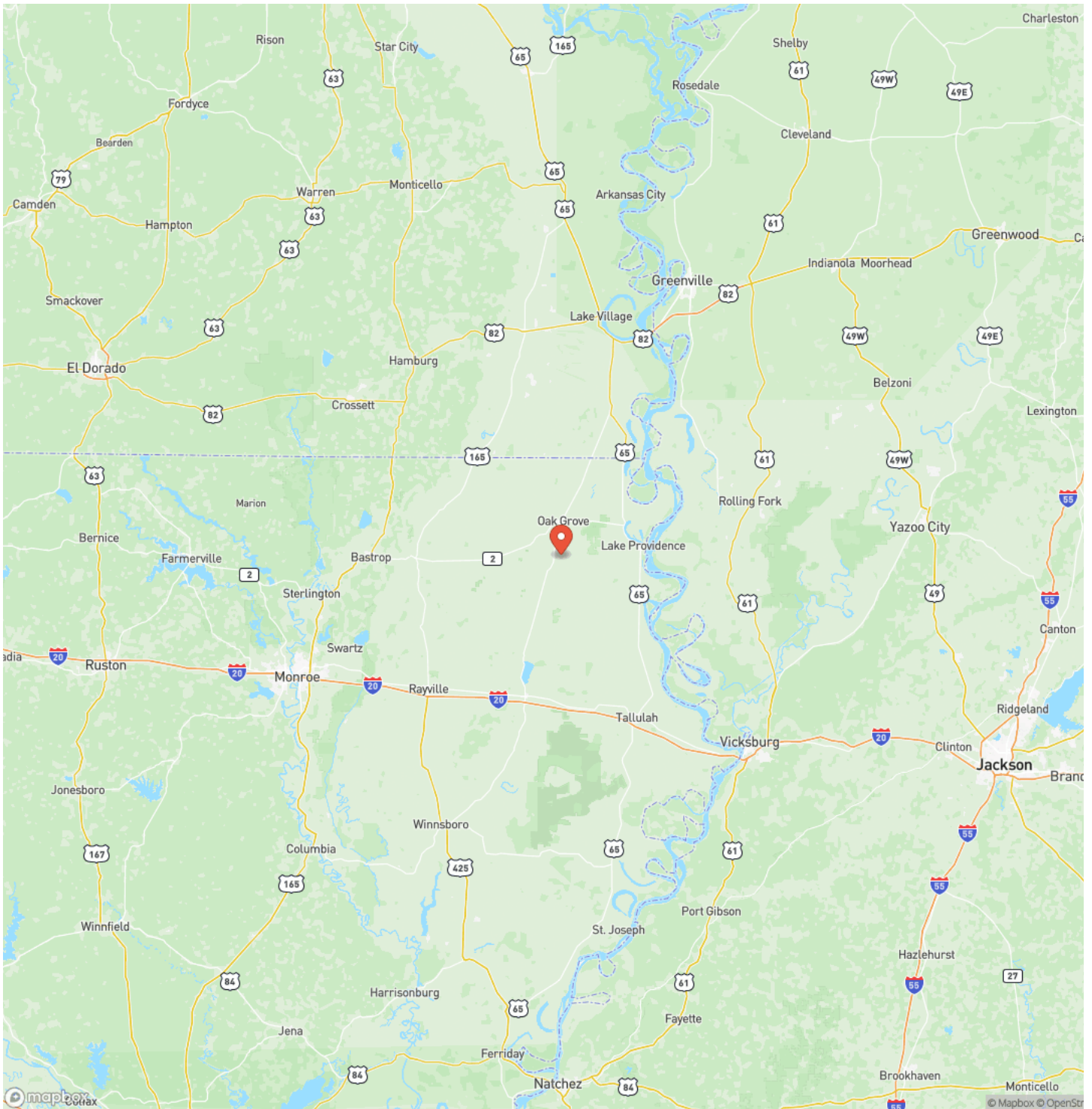
337+/- Acres of Fine Hunting Land with Income in West Carroll Parish
Forest, LA / West Carroll County



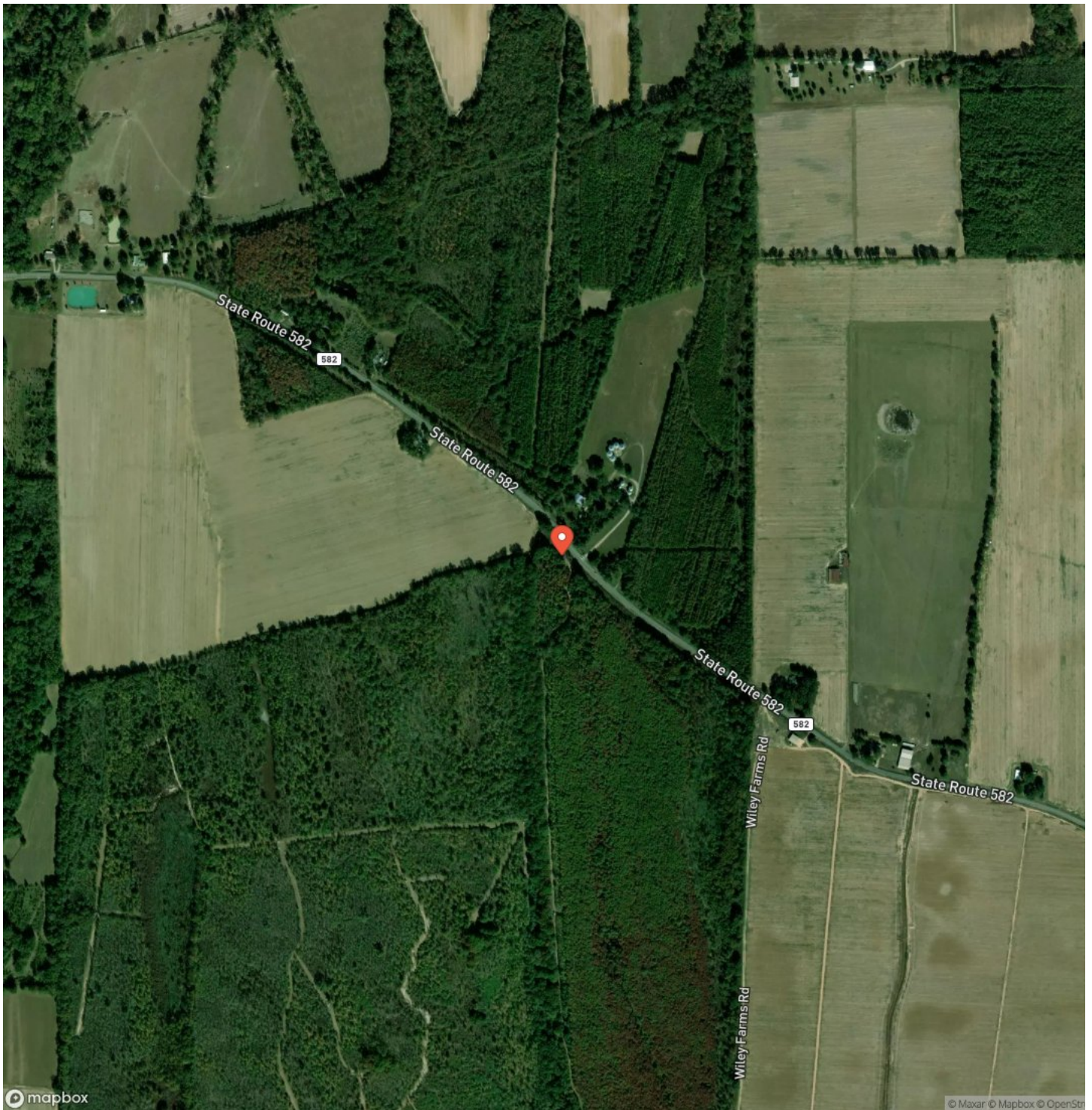
Locator Map



Locator Map



Satellite Map



337+/- Acres of Fine Hunting Land with Income in West Carroll Parish Forest, LA / West Carroll County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bill Crigler

Mobile

(318) 201-0744

Email

bcrigler@mossyoakproperties.com

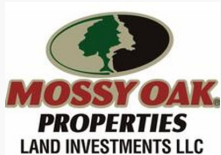
Address

1825 N. Frontage RD Suite G

City / State / Zip

Vicksburg, MS 39180

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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