

50 +/- Acres of Beautiful Timber Land, Residential,
Recreational, West Carroll Parish, LA 71263, near Oak
Grove, LA
2193 Macon Front Rd
Oak Grove, LA 71263

\$150,000
50± Acres
West Carroll County



**50 +/- Acres of Beautiful Timber Land, Residential, Recreational, West Carroll Parish, LA 71263, near Oak Grove, LA
Oak Grove, LA / West Carroll County**

SUMMARY

Address

2193 Macon Front Rd null

City, State Zip

Oak Grove, LA 71263

County

West Carroll County

Type

Farms, Recreational Land, Timberland, Lot

Latitude / Longitude

32.9132 / -91.3361

Acreage

50

Price

\$150,000



50 +/- Acres of Beautiful Timber Land, Residential, Recreational, West Carroll Parish, LA 71263, near Oak Grove, LA Oak Grove, LA / West Carroll County

PROPERTY DESCRIPTION

This West Carroll Parish 50 +/- Acre property is very diverse property from flooded timber to wide ridges and bottoms to a with a fine 7 acre duck hole at the back of property. This property is made up of two listings one of 20 +/- acres along Macon Front Road and the adjoining 30 acres west of the 20. They complement each other. The front one with blacktop frontage has low land perfect for flooded timber duck hunting with higher land in the back joining the ridges on the CRP for a camp, income and deer and duck hunting. The property has a cypress brake in front that has been cut with the balance in young timber and would make a fine flooded timber duck hole. The property also has 4 year old CRP hardwoods on 22.9 acres that pays \$1669 annually until 2028 with great deer and duck habitat. The fine 7 acre pond is surrounded by big woods for more ducks along with two flooded bottoms in the CRP. It's also surrounded by farmland and over a 1000 acres of timberland providing a great support for whitetail deer. The property has road frontage to a great hunting spot with whitetail deer, duck, geese, rabbit, squirrel and other small game. Another 9 acres adjoining is also available. It is located just a few miles north of Oak Grove, LA 71263 that has every thing needed, including a Super Walmart! \$150,000

Call Bill Crigler @ [318-201-0744](tel:318-201-0744)

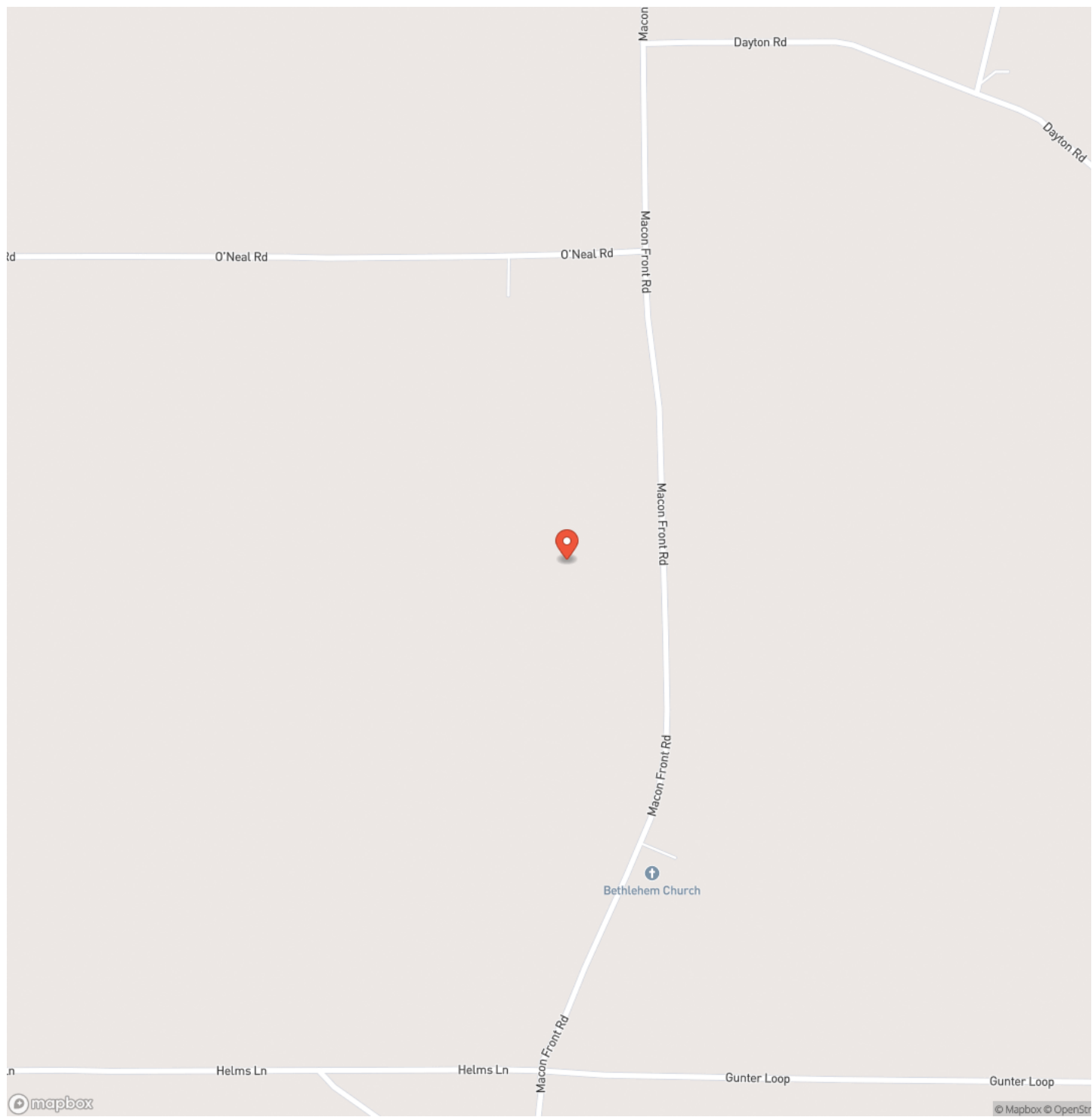
Attributes: mixed use residential, recreational, timberland, development; 48 acre property; Oak Grove, LA 71263; West Carroll County; waterfowl; duck; geese; whitetail deer; small game; rabbit; squirrel; road frontage, hunting land in Louisiana, duck hunting land

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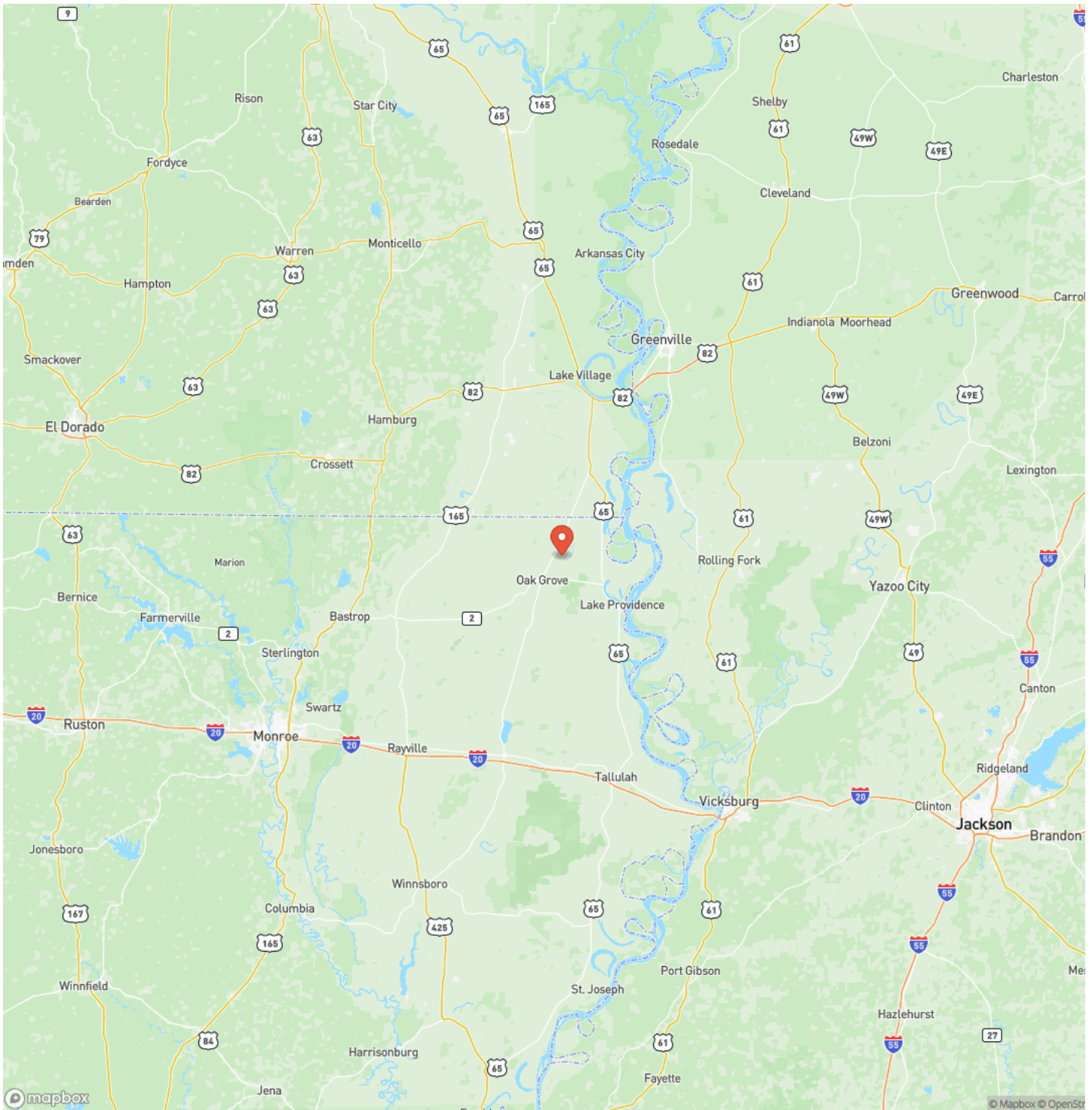


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Locator Map



Locator Map



50 +/- Acres of Beautiful Timber Land, Residential, Recreational, West Carroll Parish, LA 71263, near Oak Grove, LA
Oak Grove, LA / West Carroll County

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Bill Crigler

Mobile

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Email

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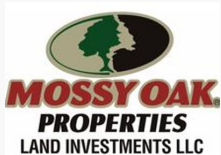
Address

1825 N. Frontage RD Suite G

City / State / Zip

Vicksburg, MS 39180

NOTES

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MORE INFO ONLINE:

<https://mossyoakproperties.com/>

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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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