

130+/- acres of a unique all inclusive Tensas Parish
Hunting Property
1509 Highway 128
Saint Joseph, LA 71366

\$810,000
130.420± Acres
Tensas County



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Saint Joseph, LA / Tensas County

SUMMARY

Address

1509 Highway 128

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

1 / 1

Acreage

130.420

Price

\$810,000

Property Website

<https://www.mossyoakproperties.com/property/130-acres-of-a-unique-all-inclusive-tensas-parish-hunting-property-tensas-louisiana/96181/>



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PROPERTY DESCRIPTION

130.425+/- acres of the best Conservation Reserve Program Property in Tensas Parish. Great income from 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/shooting lanes are 66' wide cut diagonally across the property 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 quality 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. The property is buffered from Hwy 128 by prime farmland on the east side and a beautiful cypress brake whose bank is a great bedding area for deer. The west border is farmland and the north end adjoins prime hunting property as does the north end. This is a walk in property. All you need is your gun or bow. 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, Limbicator Hydraulic saw, Browning Gun safe, A famous Chambers gas stove, Hoshizaki 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.

Escape to an outdoor enthusiast's dream with this exceptional 130.42-acre hunting property in Tensas Parish, Louisiana. This unique offering provides an all-inclusive recreational retreat, perfect for those seeking a private sanctuary to pursue their passion for the outdoors, complete with a cozy cabin built in 2010. Imagine waking up to the sounds of nature and stepping out your door directly into prime hunting grounds.

Location

Nestled in the heart of Tensas Parish, this property is situated near the charming city of Saint Joseph, Louisiana. Its strategic location offers both seclusion and convenient access, placing you in a renowned area for outdoor pursuits while maintaining a peaceful, rural atmosphere.

Land and terrain

Spanning 130.42 acres, the land is heavily wooded, creating a natural habitat ideal for diverse wildlife. The terrain is characterized by rich loam soil, supporting robust vegetation and ensuring a fertile ground for natural growth. A tranquil stream meanders through the property, adding to its natural beauty and ecological diversity.

Improvements and infrastructure

The property features a charming 1-bedroom, 1-bath cabin, built in 2010 with attractive wood siding and an aluminum roof, resting on a pillar/post/pier foundation. Inside, you'll find laminate flooring and essential appliances including a free-standing gas oven and range, refrigerator, freezer, ice maker, microwave, vented exhaust fan, and a stacked washer/dryer, all complemented by a water heater. For outdoor enjoyment, the cabin boasts a fire pit, gas grill, outdoor grill, and an outdoor kitchen, perfect for entertaining after a day in the field. Thoughtful lighting and additional storage enhance the functionality of this recreational haven.

Water and utilities

A reliable public water source serves the property, providing essential amenities. The cabin is equipped with electric heating and cooling, ensuring comfort throughout the seasons. The availability of natural gas, oil, and water rights further enhances the long-term value and potential of this expansive acreage.

Wildlife and vegetation

The heavily wooded landscape creates an ideal environment for a variety of wildlife, including abundant whitetail deer, turkey, dove, ducks, quail, and small game, offering exceptional hunting opportunities. The diverse vegetation supports this thriving ecosystem, making it a true haven for nature lovers and hunters alike.



Current and potential use

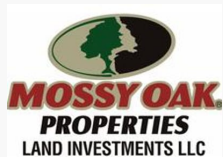
Currently utilized for hunting, recreation, and timber, this property's potential extends to continued enjoyment of these activities. Its natural attributes make it perfectly suited for ongoing recreational pursuits, timber management, and as a prime hunting destination, ensuring a legacy of outdoor adventure.

Access and easements

Access to the property is provided via a gravel road, with the added convenience of highway frontage, ensuring ease of entry and exit. This combination offers both privacy and accessibility for owners and guests.

Showing instructions and contact

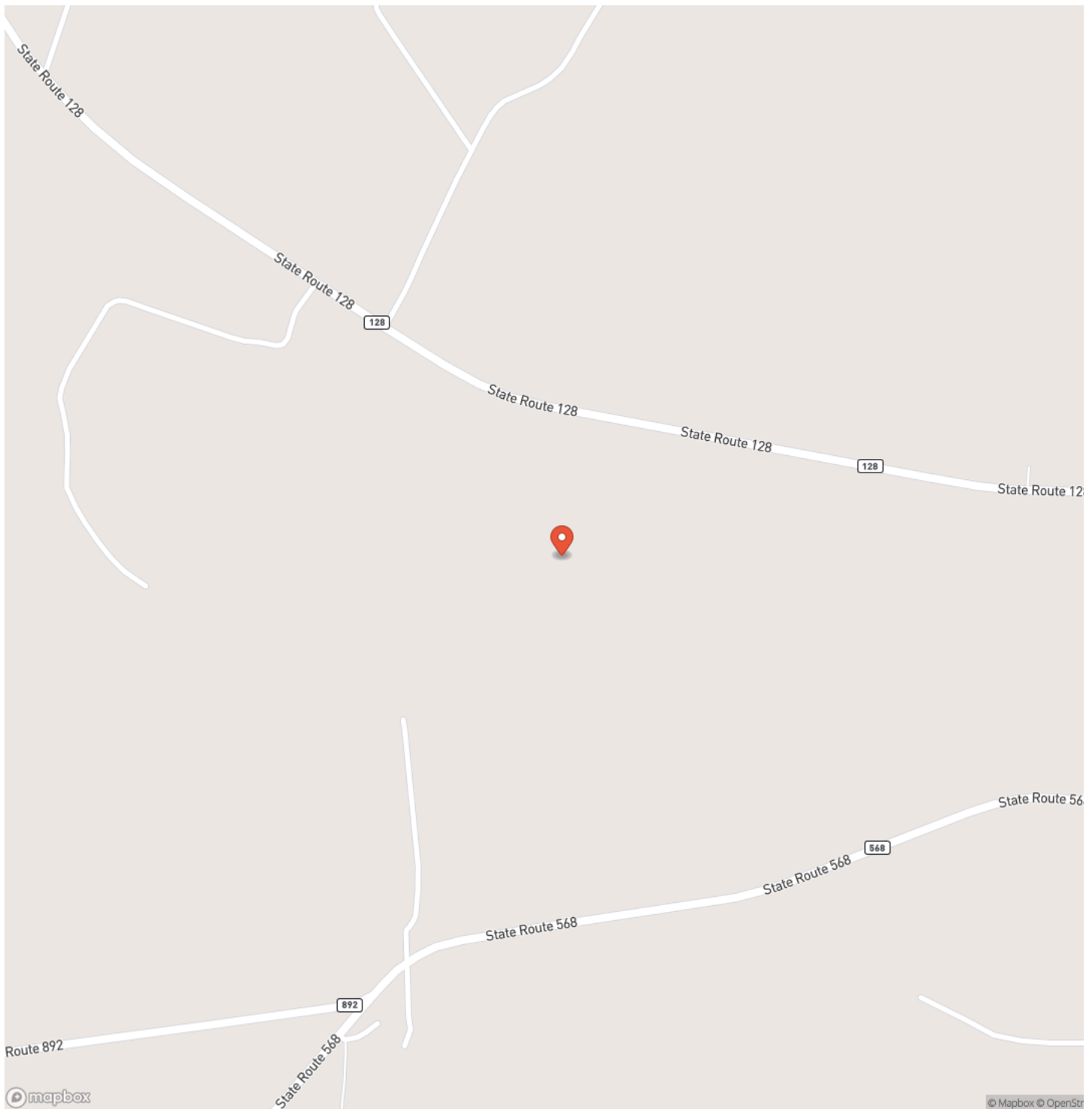
Contact listing broker.



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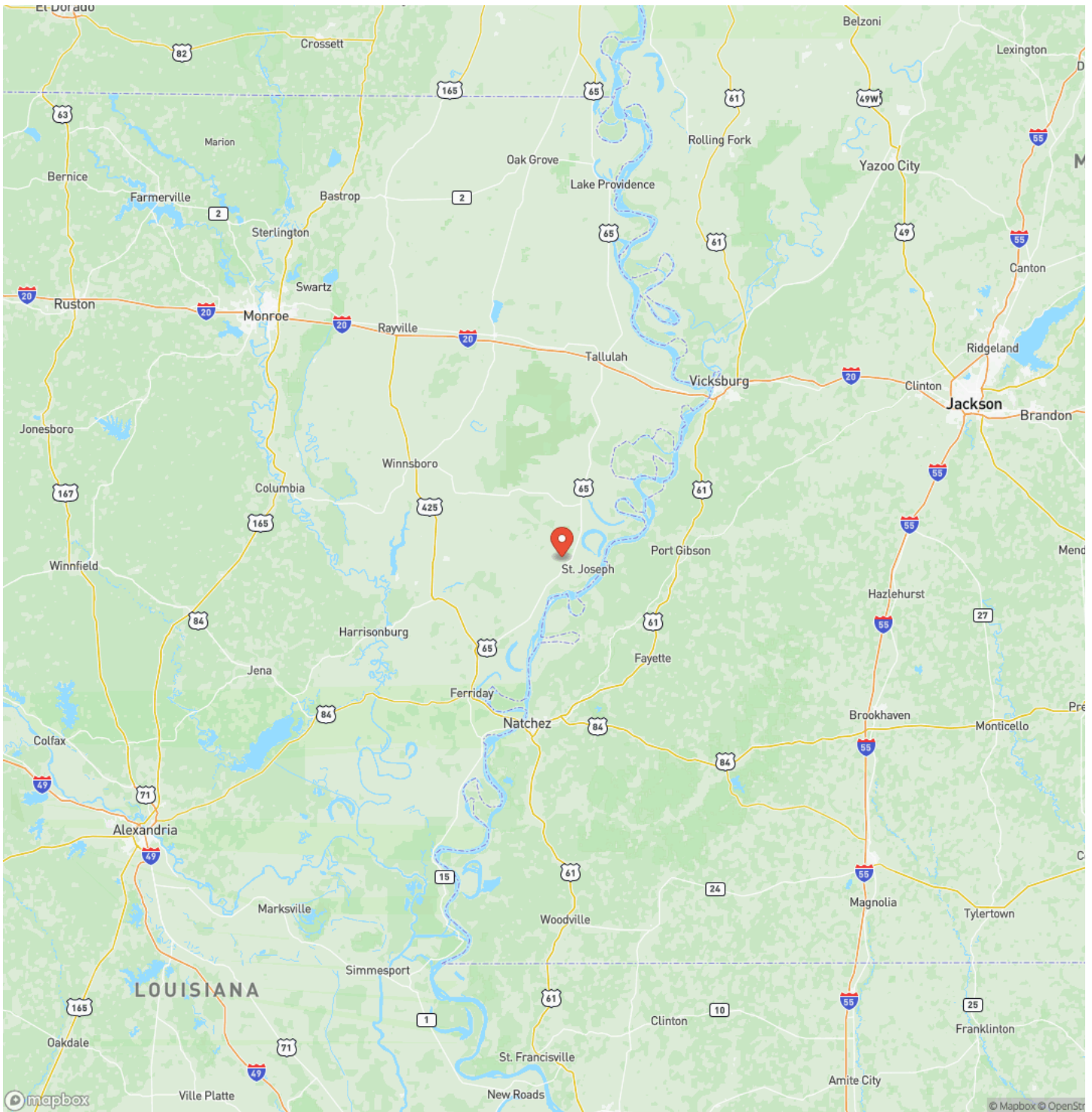


Locator Map



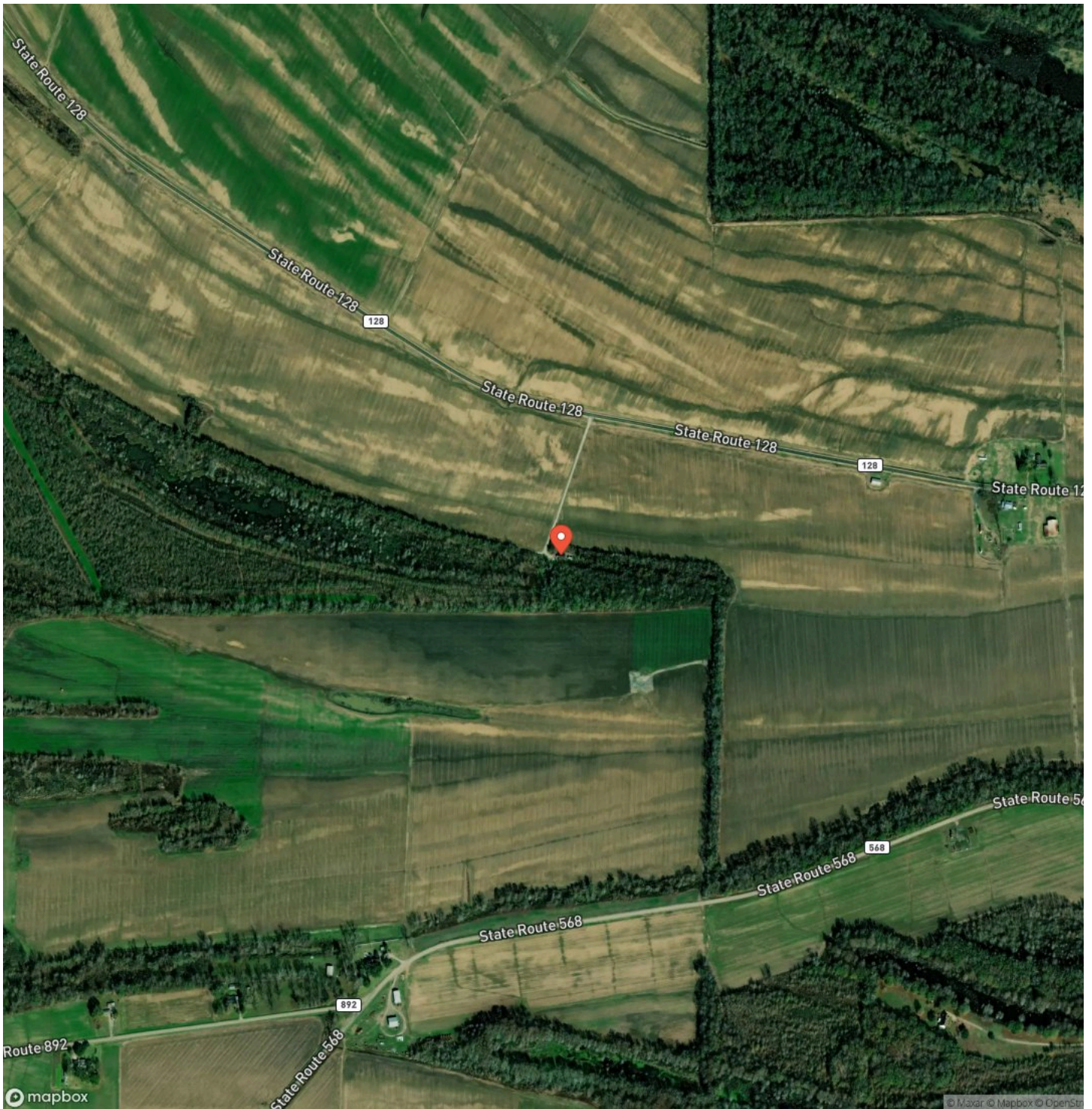
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Locator Map



130+/- acres of a unique all inclusive Tensas Parish Hunting Property
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Satellite Map



**130+/- acres of a unique all inclusive Tensas Parish Hunting Property
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LISTING REPRESENTATIVE

For more information contact:



Representative

Bill Crigler

Mobile

(318) 201-0744

Email

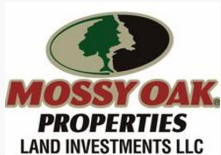
bcrigler@mossyoakproperties.com

Address

1825 N. Frontage RD Suite G

City / State / Zip

NOTES

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This image shows a single 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.



<https://mossyoakproperties.com/>

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.

Mossy Oak Properties Land Investments
1985 Lakeland Blvd Suite 201
Jackson, MS 39216
(601) 362-0059
<https://mossyOakproperties.com/>

