

Concordia Parish 94 Acre WRP Tract
Haley Road
Clayton, LA 71326

\$376,000
93.82± Acres
Concordia County



Concordia Parish 94 Acre WRP Tract
Clayton, LA / Concordia County

SUMMARY

Address

Haley Road null

City, State Zip

Clayton, LA 71326

County

Concordia County

Type

Recreational Land, Hunting Land

Latitude / Longitude

31.705504 / -91.561317

Acreage

93.82

Price

\$376,000



Concordia Parish 94 Acre WRP Tract Clayton, LA / Concordia County

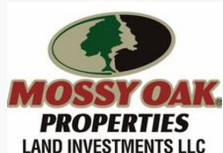
PROPERTY DESCRIPTION

This 93.82 acre WRP Tract is conveniently located near Clayton, Louisiana on the gravel parish Haley Road which comprises the west boundary. Other timber tracts form the north and west boundary. Agricultural fields currently make up the east and south boundaries and are currently in corn production. As can be seen on the current aerial attached, more wooded land is common with the southwest corner as well as being very close (1/4 mile) to the southeast corner. This is one of the oldest WRP tracts in Concordia Parish, being conveyed into the program in 1994. The tract was planted primarily in red oak and was recently thinned deploying the third-row method in accordance with a strict plan developed for wildlife habitat improvement by the Louisiana Wildlife and Fisheries Department. One of the primary features was dispersed unuseable tops throughout the tract for wildlife cover.

The tract has excellent deer hunting and some duck hunting along the natural drain traversing the tract in a general east-west direction at about the mid-point as can be seen on both the pre-WRP aerial and USGS Quad map attached. Also, there is a low wet area in the southeast portion of the tract which was not planted in oak that can be seen as well. In addition to these features is a very large electric transmission line traversing the tract at basically the north one-third (N1/3), providing another deer hunting opportunity.

Internal access is along a woods road following the south line and one following the natural drain mentioned above. This tract is affordable and ready to go, so give me, Tom Middleton, a call at [601-597-5727](tel:601-597-5727) to set up an viewing today.

If for some reason this tract is smaller than preferred, see our website for another 117.23 acres to the north which shares a common corner, but not common boundary line which when purchased together could more than double the size.



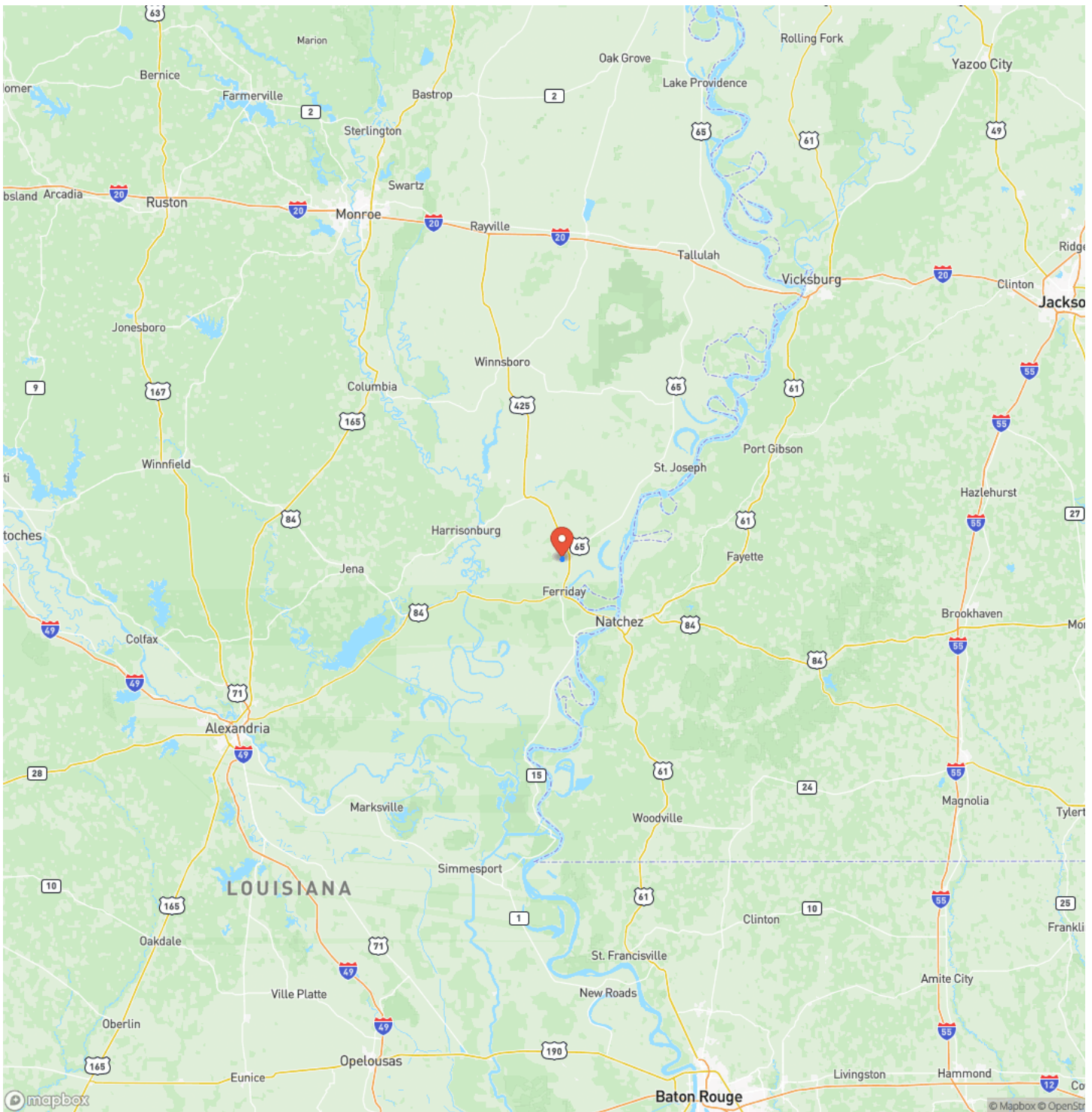
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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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.



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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