

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

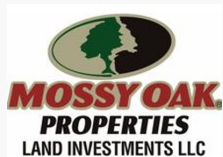
31.705504 / -91.561317

Acreage

93.82

Price

\$376,000



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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 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 unsable tops throughout the tract for wildlife cover.

The tract has excellent deer hunting and some good 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 very 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 of same.



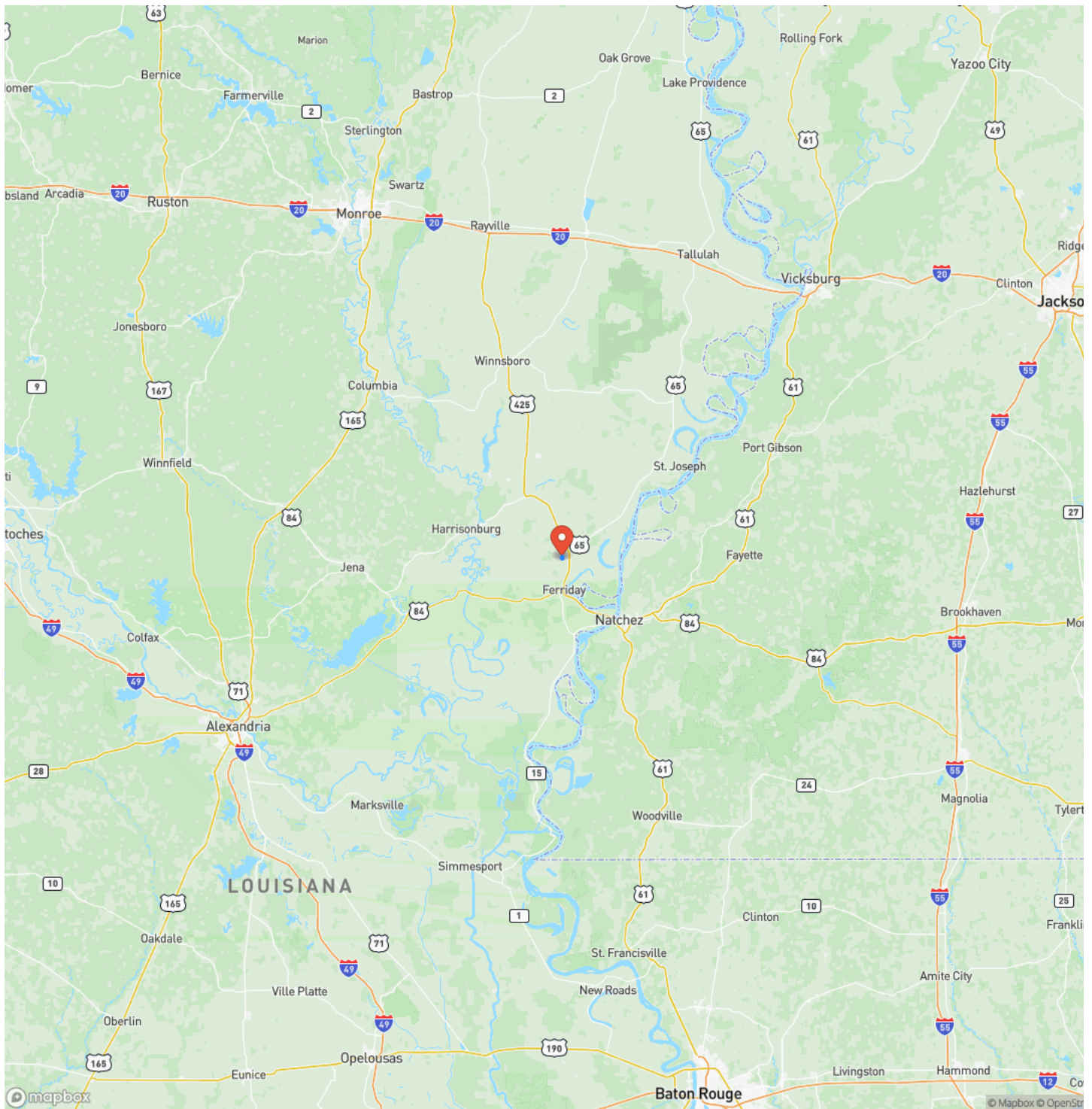
Concordia Parish 94 Acre WRP Tract
Clayton, LA / Concordia County



Locator Map



Locator Map



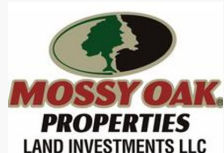
Satellite Map



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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