

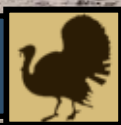



314± ACRES OF EXCELLENT HUNTING WEST FELICIANA PARISH, LOUISIANA



  **\$1,727,000**  

Looking for an incredible property less than 2 miles from the Mississippi River...HERE IT IS!!!! This 314± acre tract, situated in West Feliciana Parish, Louisiana, is loaded with hardwood timber, live creeks and plenty of hunting! This property could also be used for cattle or horses as there are a few pastures scattered around the tract. Established food plots and deer stands will ensure great turkey and deer hunting. There are plenty of overgrown fields ideal for bedding areas for deer and nesting spots for turkey. This area is known for trophy bucks and large deer populations. The property offers an excellent internal road system along with road frontage on Greenwood Road. An old farm house is in place and with some TLC would make a great camp. Additionally, there are plenty of sites to *build* a camp or home. The property is conveniently located just outside of historical St. Francisville, LA, approximately one hour from Baton Rouge and two hours from New Orleans. Call Preston Smith to schedule a showing of this beautiful place!

Directions from the Crossroads of US-61 and LA-10 St. Francisville, LA: Travel north on US-61 for 3.4 miles and turn left onto LA-66. Travel 1.6 miles and then turn left onto Solitude Road. Travel 1.5 miles and turn right onto Greenwood Road, the property will be on the left in .5 miles.



Call me today!



PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



2011-2020
BEST
 BROKERAGES

REALTORS
LAND
INSTITUTE
 RLI MISSISSIPPI CHAPTER

Call me today!

PRESTON SMITH, MANAGING BROKER
 Preston@TomSmithLand.com
 601.990.5070 office | 601.209.7150 cell

**Tom
 Smith
 LAND AND
 HOMES**
 Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!



PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!

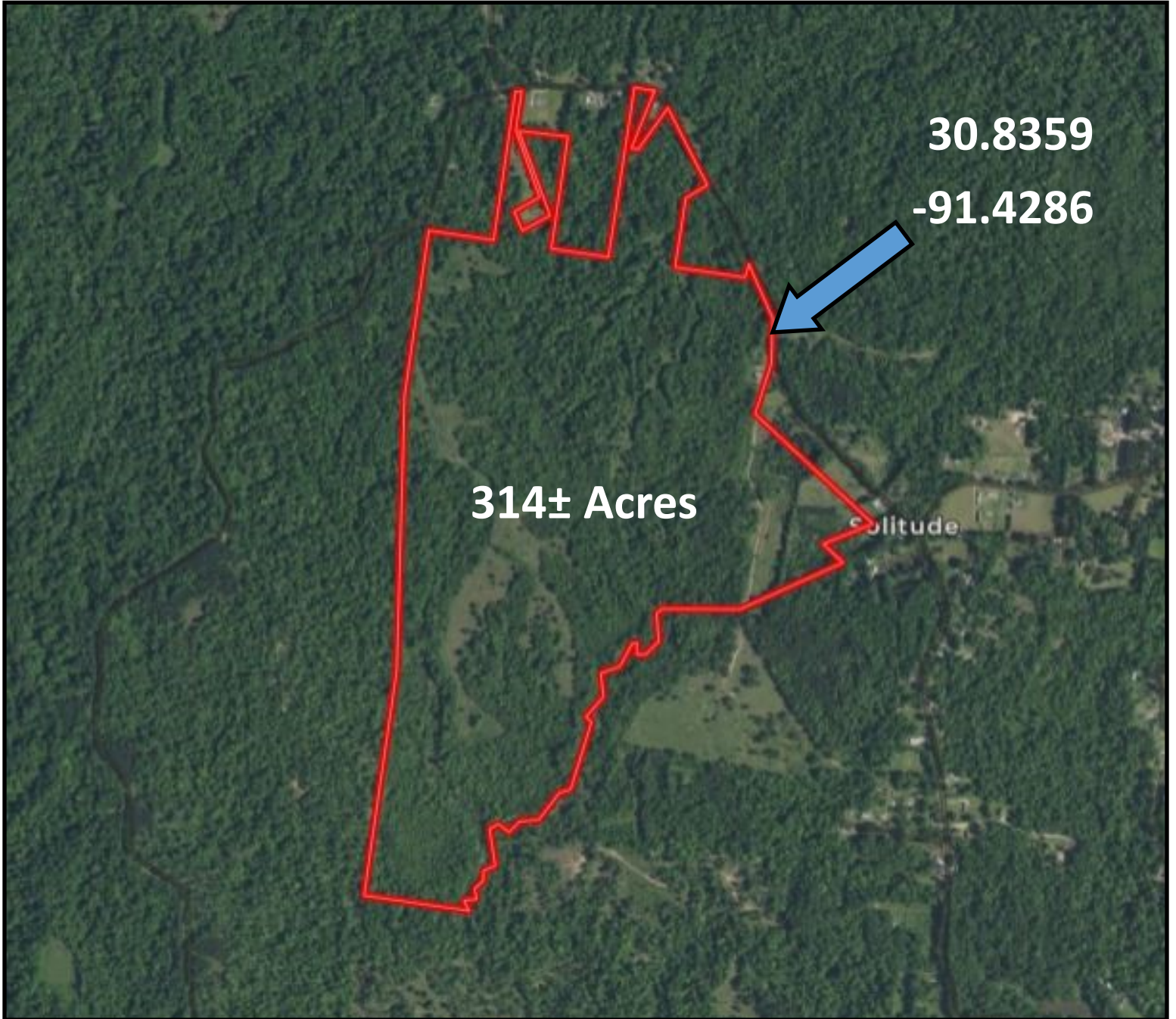
PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Aerial Map



Call me today!

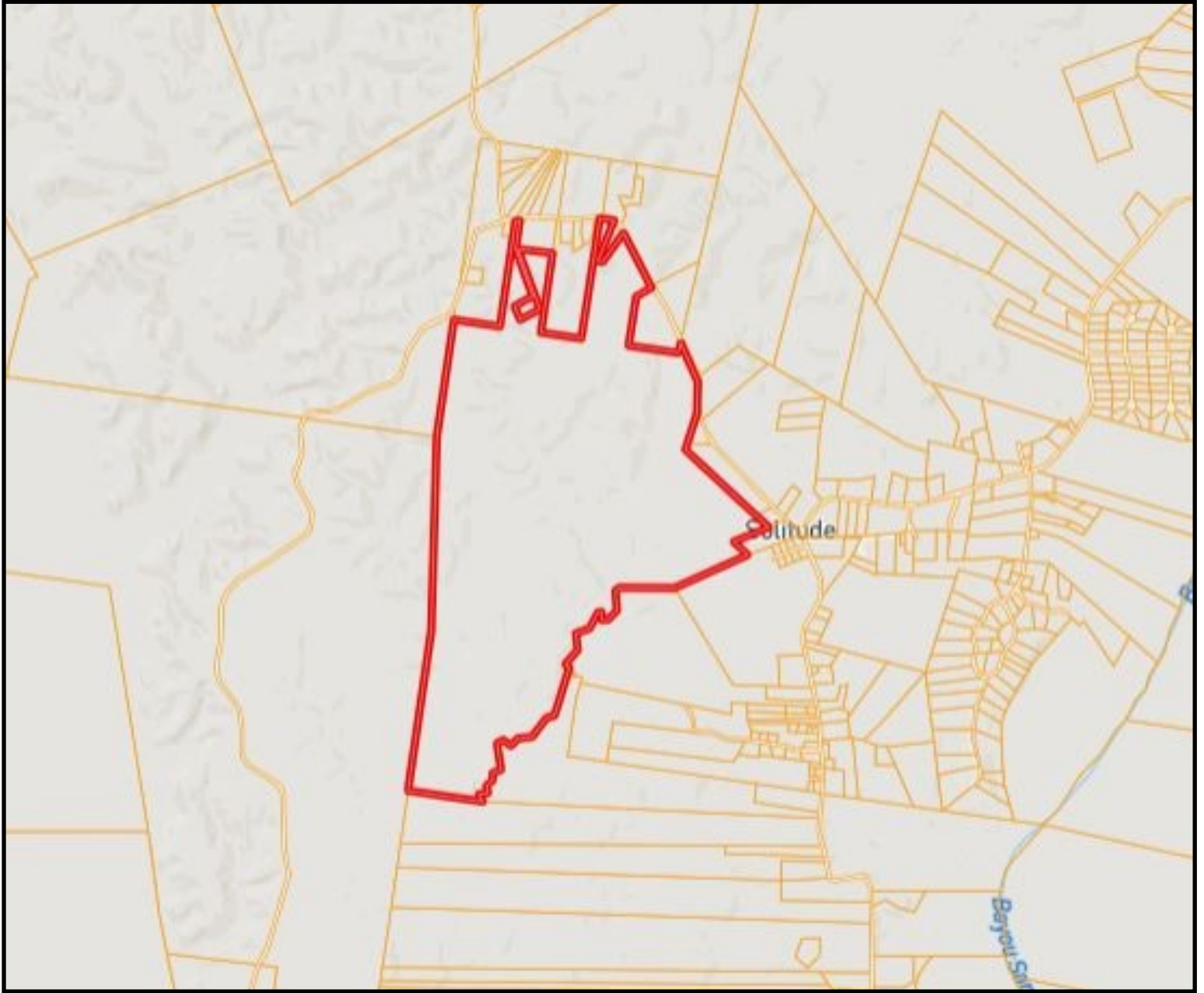
PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Ownership Map



call me today!

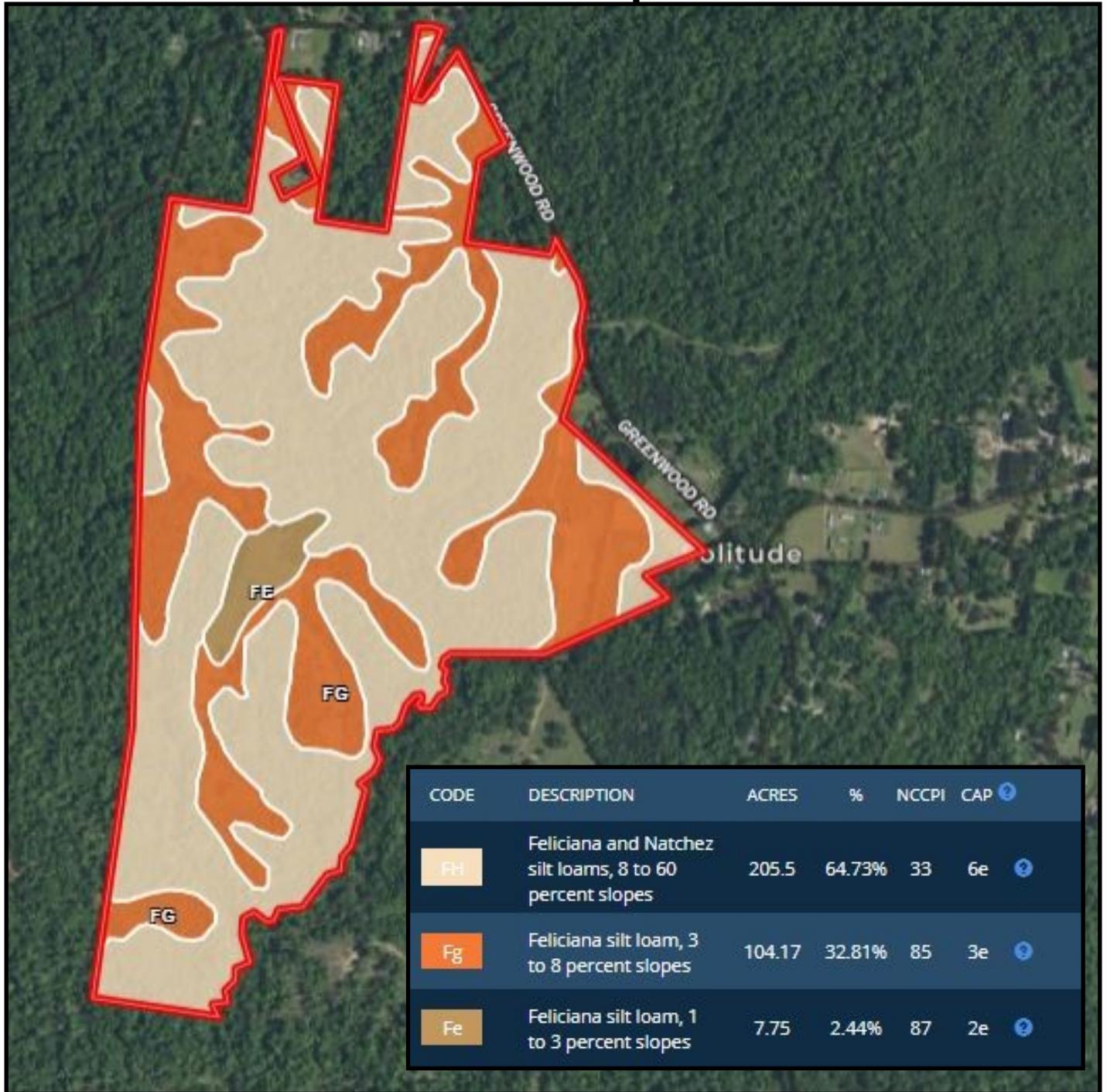
PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Soils Map



Call me today!



PRESTON SMITH, MANAGING BROKER
 Preston@TomSmithLand.com
 601.990.5070 office | 601.209.7150 cell

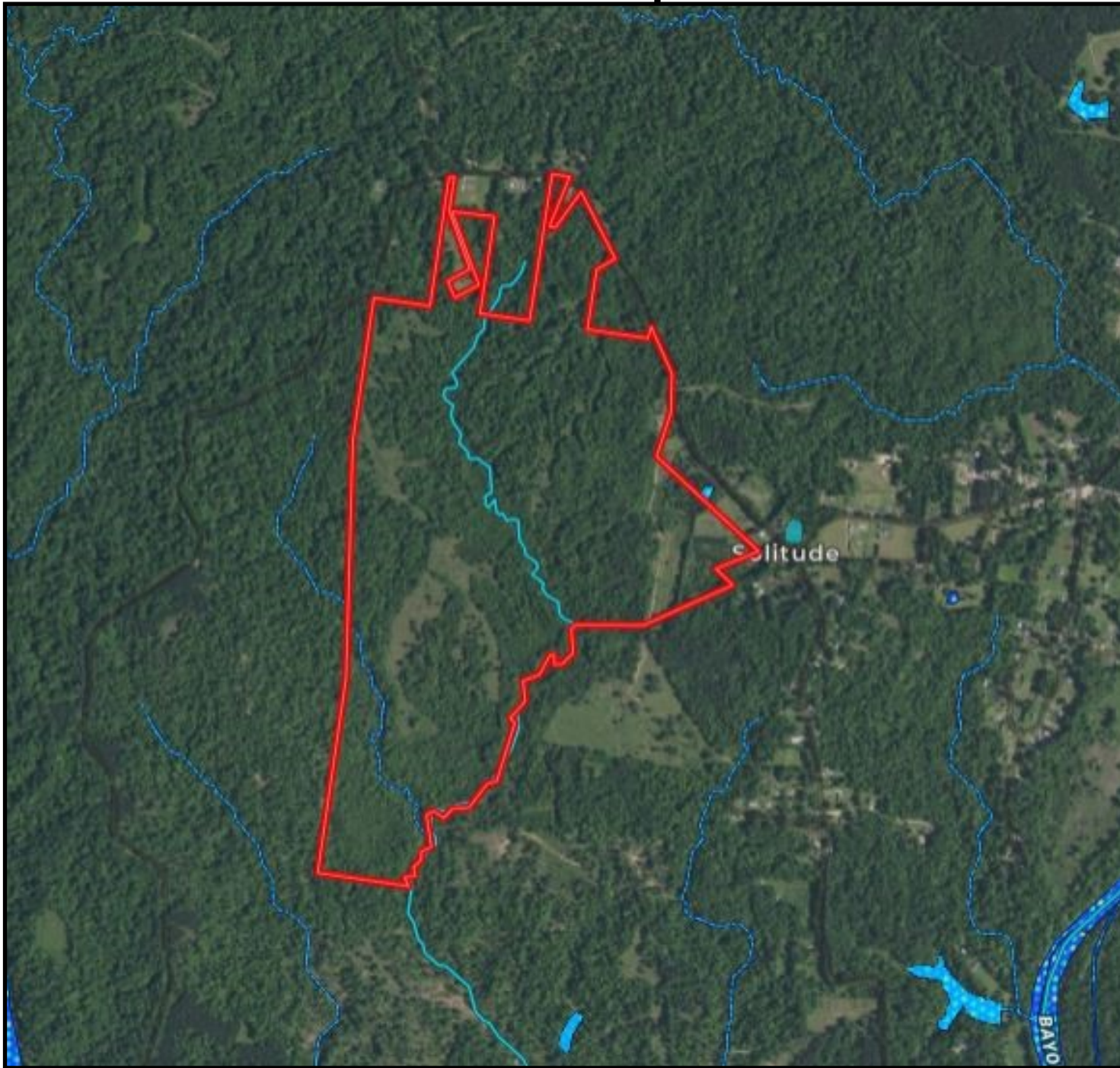
Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Flood Map



Call me today!

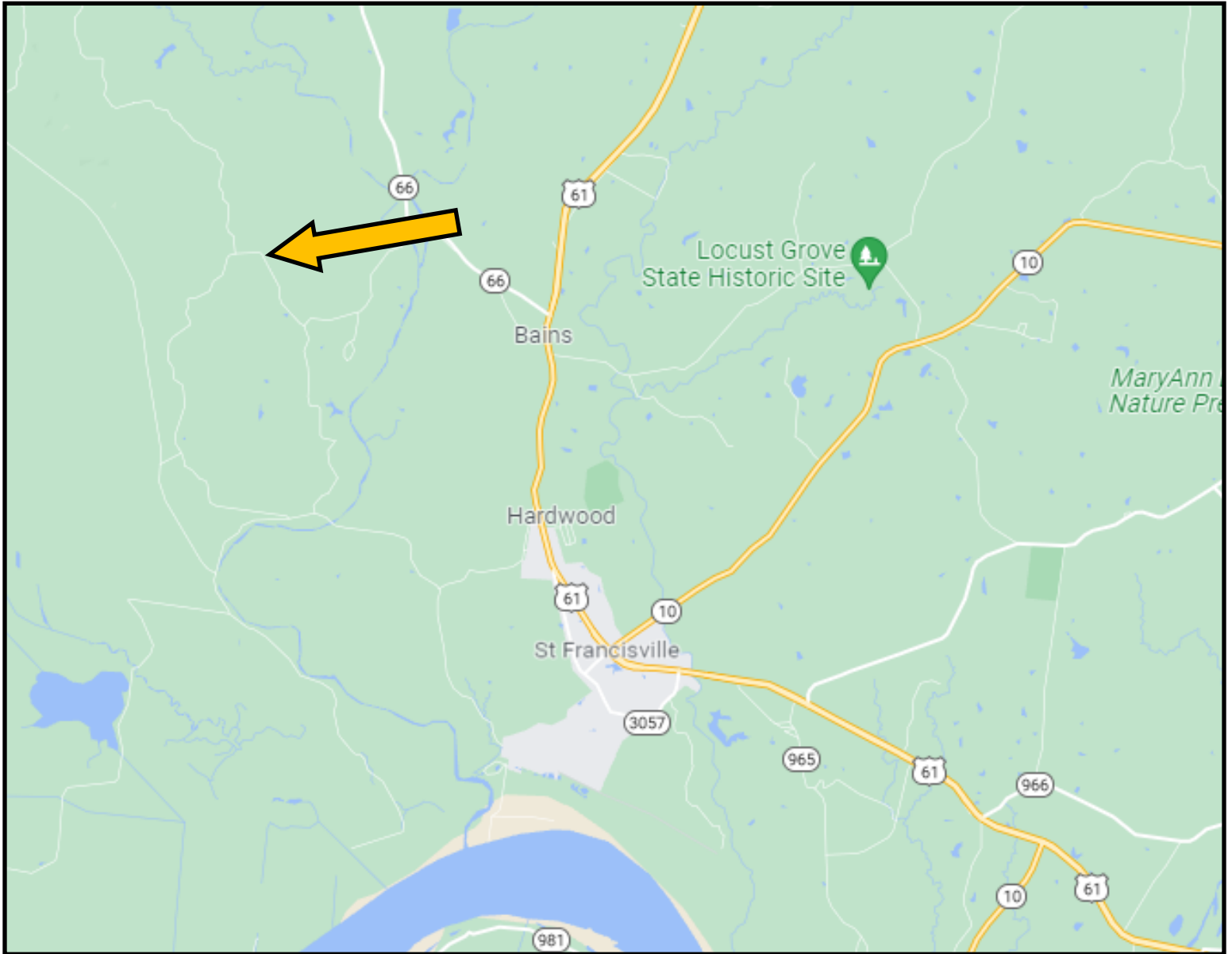
PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Directional Map



Directions from the Crossroads of US-61 and LA-10 St. Francisville, LA: Travel north on US-61 for 3.4 miles and turn left onto LA-66. Travel 1.6 miles and then turn left onto Solitude Road. Travel 1.5 miles and turn right onto Greenwood Road, the property will be on the left in .5 miles.



Call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.