



Hunter Smith

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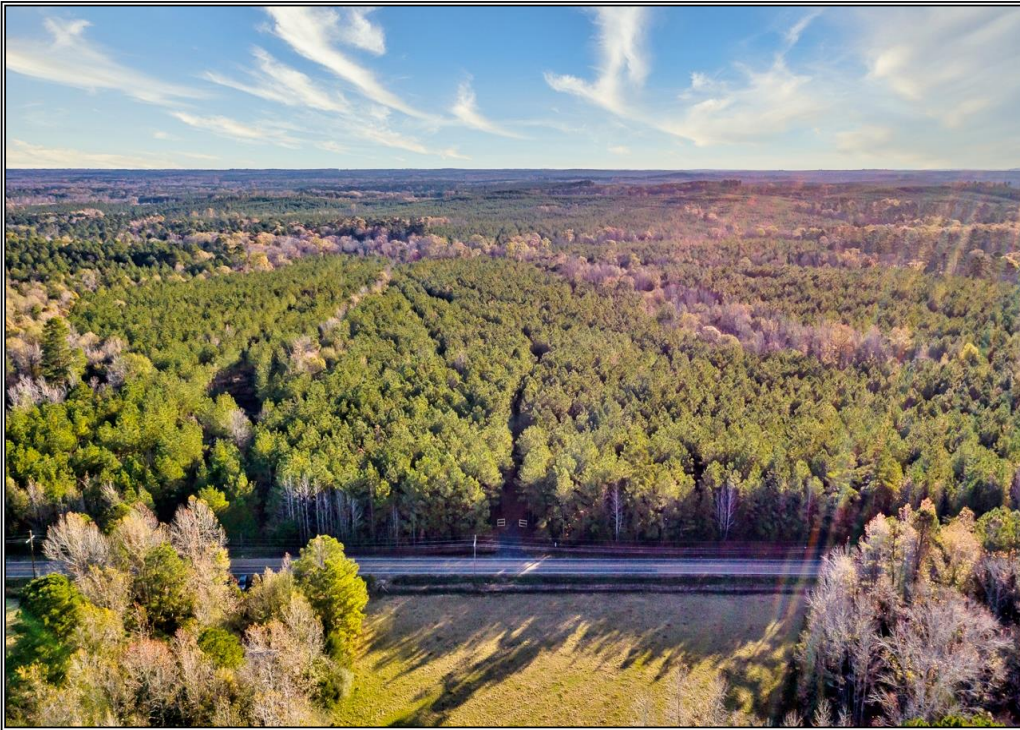
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SOUTHERN STATES REALTY



Ballard Bayou 146 is an affordable and accessible hunting/recreational tract that also has cattle opportunities, row crop development opportunities and residential/commercial development opportunities. Located 19 miles South of Monroe, LA and 12 miles North of Columbia, LA and fronting US Hwy 165 for ½ mile, this tract is a perfect setup for a close to home hunting tract or family farm getaway. The tract consists of a 50% Mature Hardwood Timber stand and 50% Pasture with roughly ½ mile of Ballard Bayou running east to west across the Northern boundary. In addition to Ballard Bayou, the tract also has 2-3 small ponds that are used for cattle operations but also could be enlarged to create a private trophy fishing lake. Ballard Bayou 146 is adjacent to a very large hardwood timber complex to the West and high-quality row crop land to the North and South. This balance of Hardwood and Row Crop will provide the new owner a great opportunity to harvest quality deer year in and year out. The pasture could easily be turned into row crop as well. If you are looking for an affordable hunting tract with great upside, give Ballard Bayou a look. Please give Hunter Smith, Realtree LandPro a call at 318.245.6965 or an email at hunter@hunterenergycorp.com to go see this tract today.

US Hwy 165, Columbia, LA

32.243646, -93.101982 GPS



\$438,000

146 Acres
UC #23042-30011

