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**SOUTHERN  
STATES REALTY**



Dorcheat 280 is a beautiful, accessible hardwood recreational tract with over \$200k worth of standing timber on the tract. This diverse tract is located between Minden and Cotton Valley, LA in North Central Webster Parish and is 46 miles Northeast of Shreveport, LA, 27 miles North of Minden, LA and 19 miles South of Springhill, LA. Deeded access is over and across one neighboring tract along well-established rocky oil field roads which provides ideal access for recreation and timber harvesting. Dorcheat 280 is comprised of one of the most beautiful mature hardwood, cypress and pine timber stands in the Ark-La-Tex. The diversity of the timber stands provides not only a solid investment but ideal habitat for whitetail deer, eastern turkey, small game and some waterfowl. The centerpiece of the tract is the 60 - 70 acre Cypress Brake that naturally floods in the winter providing a perfect backdrop for solid duck hunting. With a little work, the cypress brake could be controlled with new water control structures and be drained in the off season to allow planting of waterfowl food plots for wintering ducks. The tract has a high area on the North line along access roads that could be used as a campsite with electricity that could be established from not too far away. If you are looking for a solid recreational tract that is full of game, has great timber value and will create memories for your family for years to come, then the Dorcheat 280 is the tract for you. Contact Realtree Land-pro, Hunter Smith for your private showing today at 318.245.6965 or hunter@hunterenergycorp.com.

**Webster Parish Road 266, Cotton Valley, LA**

**32.775355, -93.359716 GPS**



**\$695,000**

**280 Acres  
MLS #202877  
UC #23042-02877**

