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SOUTHERN STATES REALTY



Saline Bayou 310 is a beautiful, secluded hardwood recreational tract with a decent amount of pine timber investment as well. This diverse tract is located between the communities of Bienville and Lucky, LA in South central Bienville Parish and as the crow flies is 33 miles Southwest of Ruston, LA, 19 miles South of Arcadia, LA and 27 miles Northwest of Jonesboro, LA. Historical access is over and across Weyerhaeuser and other timber company roads with a history of reciprocal access between the current landowner and existing neighbors for access and timber harvesting. Saline Bayou 310 is roughly 80% mature hardwoods and 20% highly managed pine timber with an overall estimated timber value of over \$160K. The pine timber is a mix of 12-15 year-old pines in the SE corner of the tract and freshly replanted cutover in the NW corner of the tract. 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 National Scenic River Corridor known as Saline Bayou. Saline Bayou, lined with towering Cypress Timber, winds through the center of the tract from the North to the South. This beautiful waterway will provide endless recreation including fishing, wood duck hunting and provide ample water for all other wildlife. The tract has two different areas that could be used as primitive campsite on high ridges on the NW and SW corners of the property respectively.

LA Hwy 9, Bienville, LA

32.575434, -92.421975 GPS



\$558,000

310 Acres
 MLS #202875
 UC #23042-20287

