

# TIMBER INVESTMENT PROPERTY

690± Acres in Morehouse Parish, LA

**\$2,350/ACRE**

This 690+/- acre property in Bastrop, LA, is an excellent timber investment and an outstanding recreational hunting property and is priced to sell! The timber makeup consists of approximately 317+/- acres of 7-year-old planted pine, 67+/- acres of 19-year-old planted pine, 13+/- acres of 26-year-old planted pine, 72+/- acres of 29-year-old planted pine, 13+/- acres of 31-year-old planted pine, 12+/- acres of 33-year-old planted pine, 3+/- acres of 43-year-old planted pine, 142+/- acres of hardwoods, and 46+/- acres of natural pine. There are six established food plots on the property for your hunting pleasure. The whitetail population, as well as turkey, seems to be plentiful. Not only is the property a great timber investment tract, but it also backs up to several developments in Bastrop that are supplied by water, sewer, and other services. The seller will also consider breaking up the property in the right situation. A good road system traverses the property, allowing you access to most points of the property. The seller does not own the seven-acre cutout in the center of the property.

To schedule your private showing of this 690-acre property, call Tom Smith, "The Land Man" at 601.454.9397



*Call the land man today!*

**TOM SMITH, ALC®**, BROKER  
Tom@TomSmithLand.com  
601.898.2772 **office** | 601.454.9397 **cell**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



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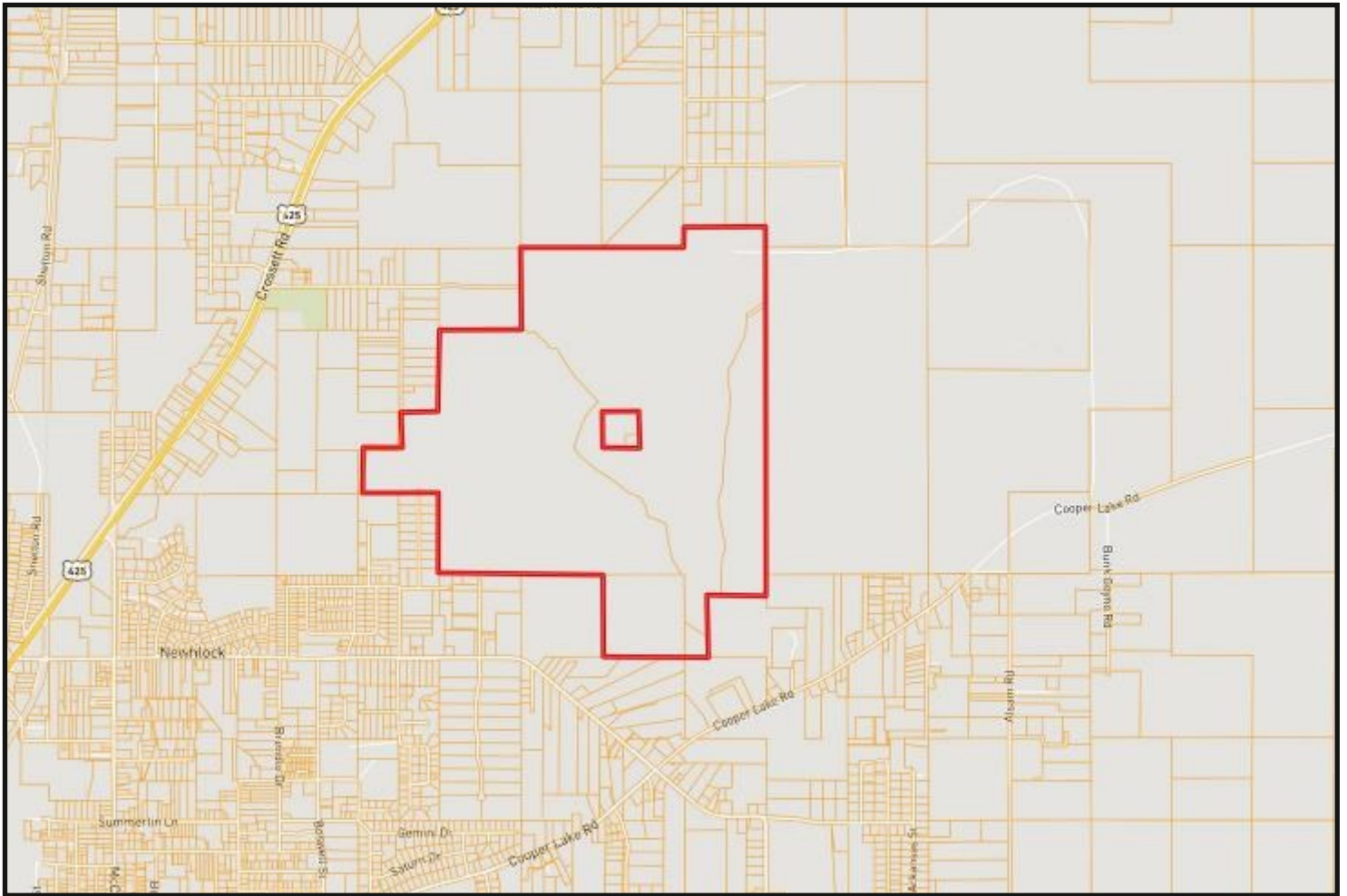


Expect More. Get More.

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# OWNERSHIP MAP



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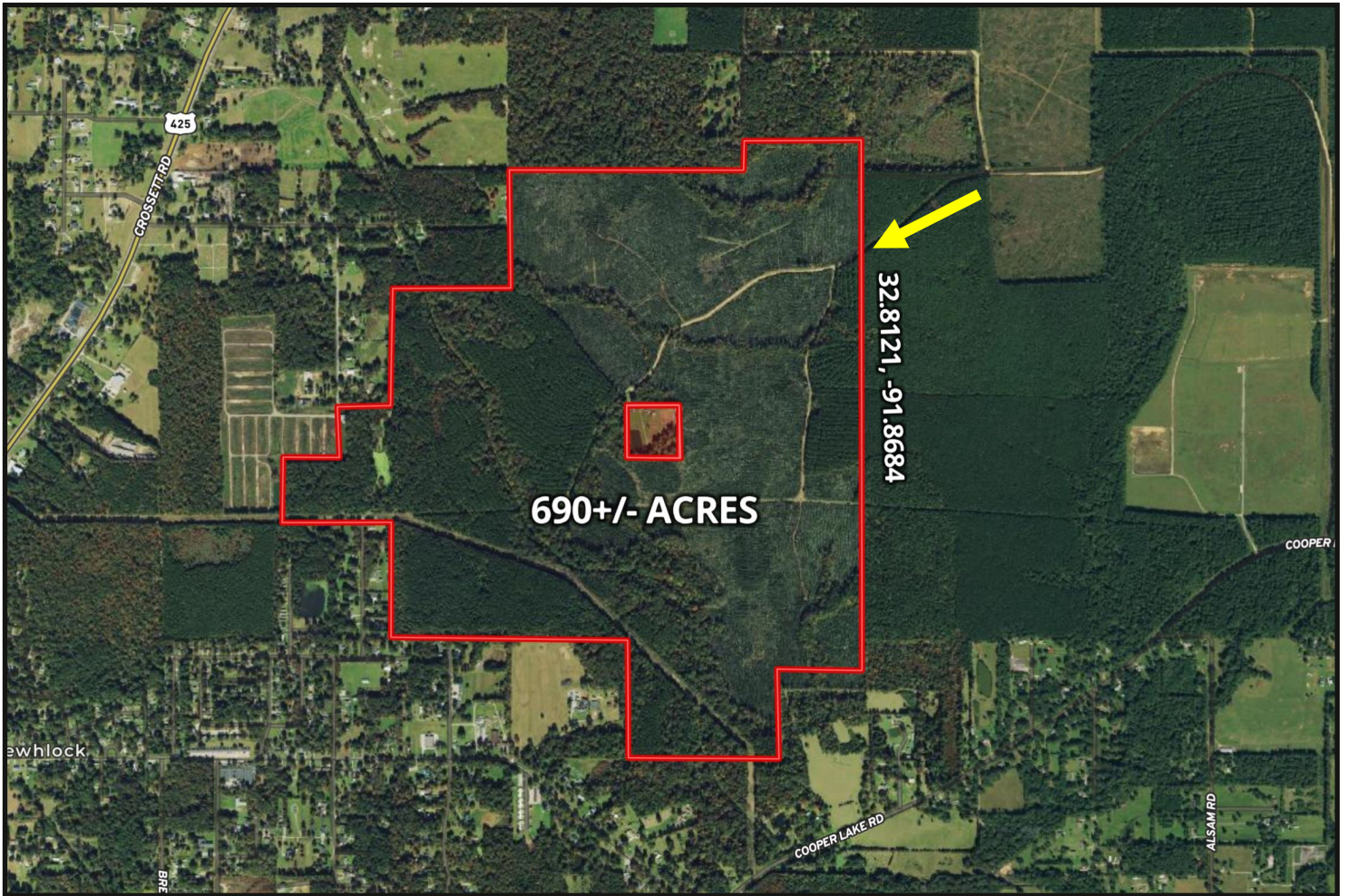
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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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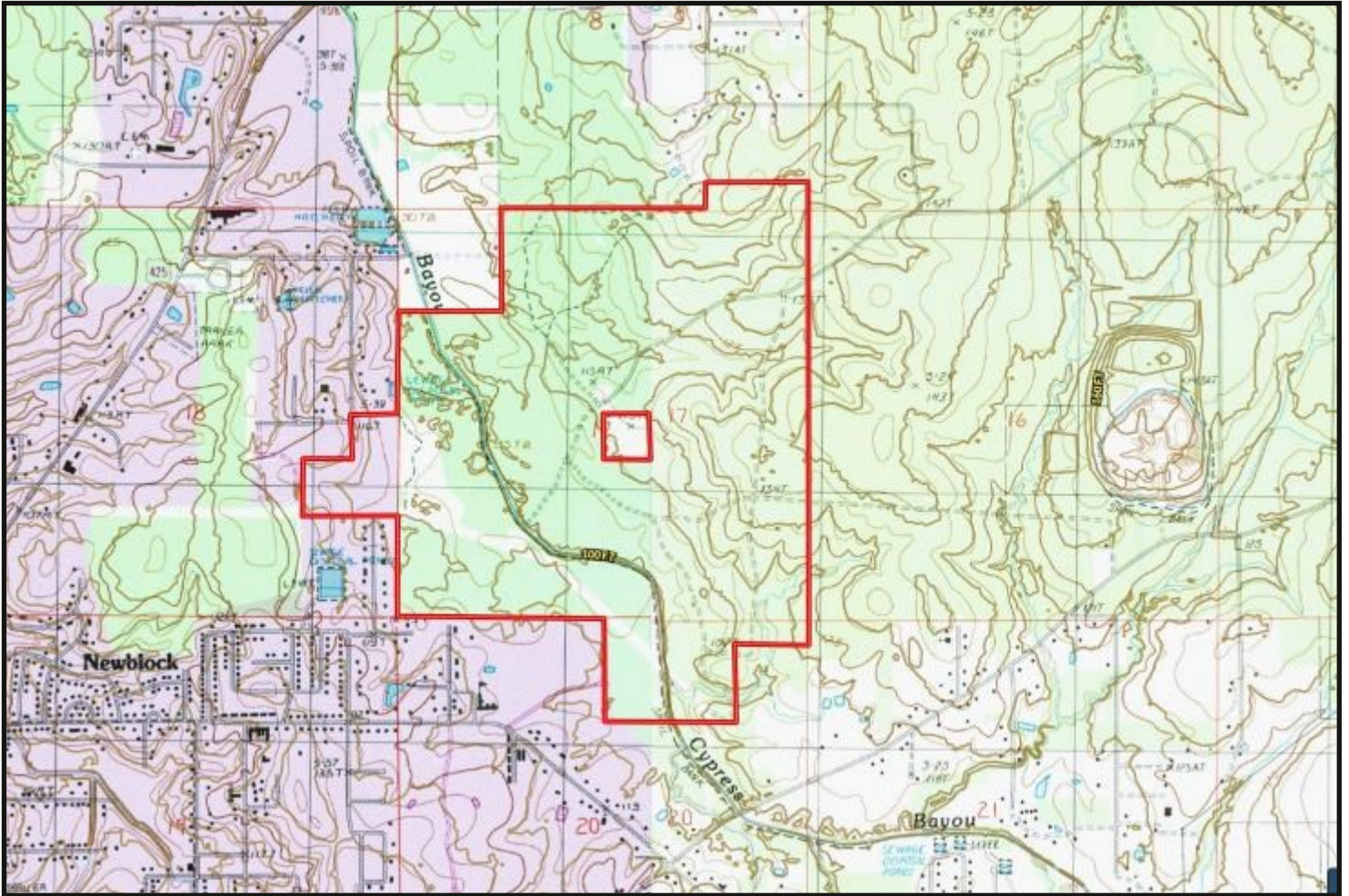
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# TOPOGRAPHY MAP



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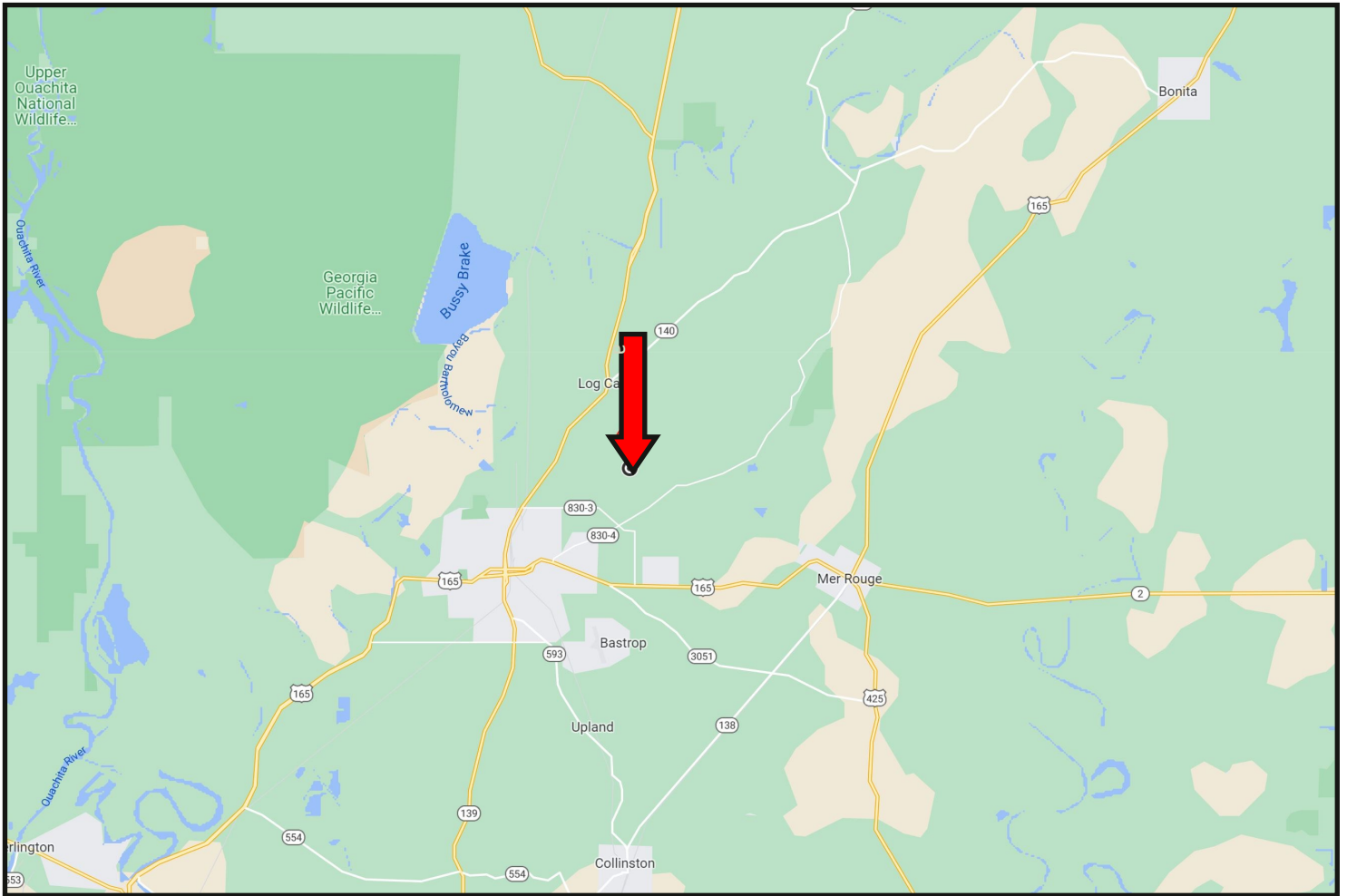
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# DIRECTIONAL MAP



**DIRECTIONS FROM HWY 165 AND COOPER LAKE RD. IN BASTROP, LA:** Travel Cooper Lake Rd. for 3.1 miles. Turn left onto Girl Scout Rd. The road will dead-end at the property.

[GOOGLE MAP LINK](#)



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