

RECREATIONAL AND INCOME PRODUCING PROPERTY 61± Acres in Catahoula Parish LA



\$325,000

Are you looking for an income opportunity as well as a dream recreational property? Then come check out this 61+/- acre sportsman's dream on Deer Creek in Catahoula Parish, LA. Located just 15 minutes from Sicily Island, LA, this fantastic property boasts 27+/- acres of pastureland for hay production, grazing, or adding additional camping spots, as well as a nine-lot RV park already set up and bringing in income. The property includes a private boat ramp on Deer Creek and allows entry into miles of some of the best fishing and duck hunting in the state. The Sicily Island and Boeuf River WMAs provide thousands of acres of hunting opportunities, from the upland game and turkeys to whitetail deer and hogs. This fantastic property offers access to the Boeuf River from Deer Creek, with the Ouachita River joining the Boeuf River just 2.5 miles downstream, while the Turkey Creek spillway is just 3.5 miles north. The recreational opportunities are endless. This excellent property sitting high above the creek has power and multiple campsite locations. You can build a permanent structure or bring your camper and boat and be ready to hunt or fish in minutes. Call Clif to schedule your private showing today!

[Click Here for Directions](#)

Call me today!

CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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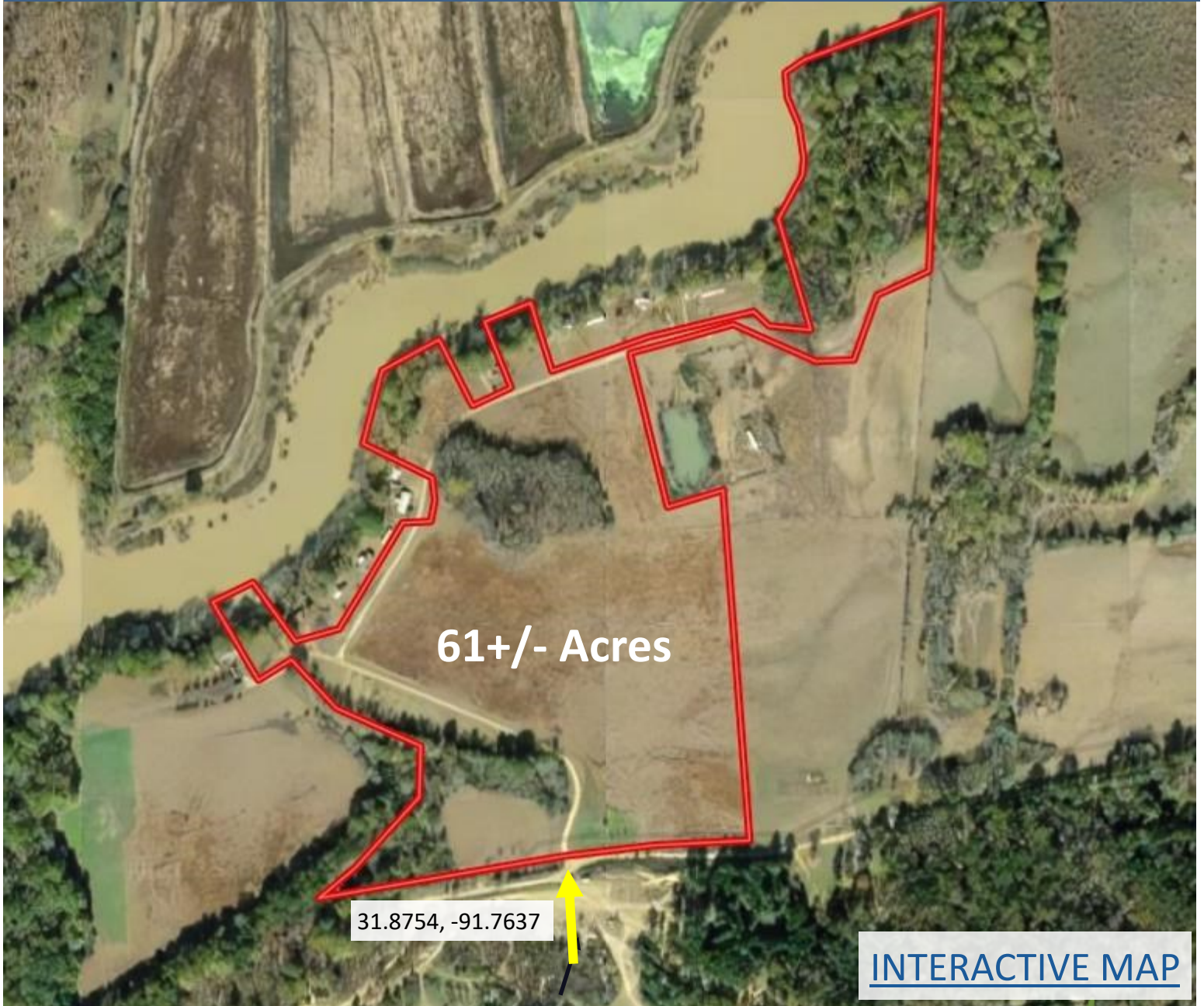
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Aerial Map



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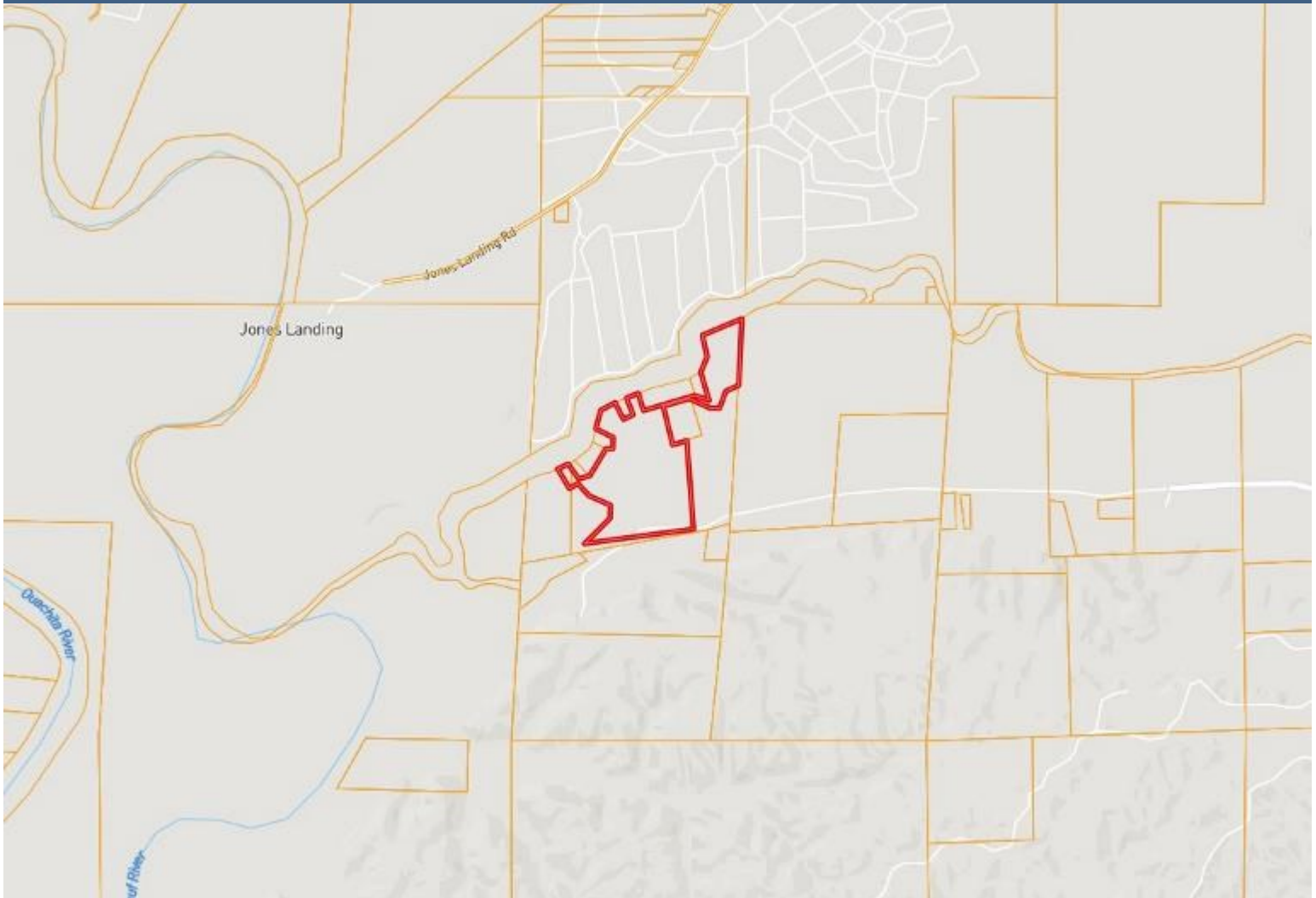
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Ownership Map



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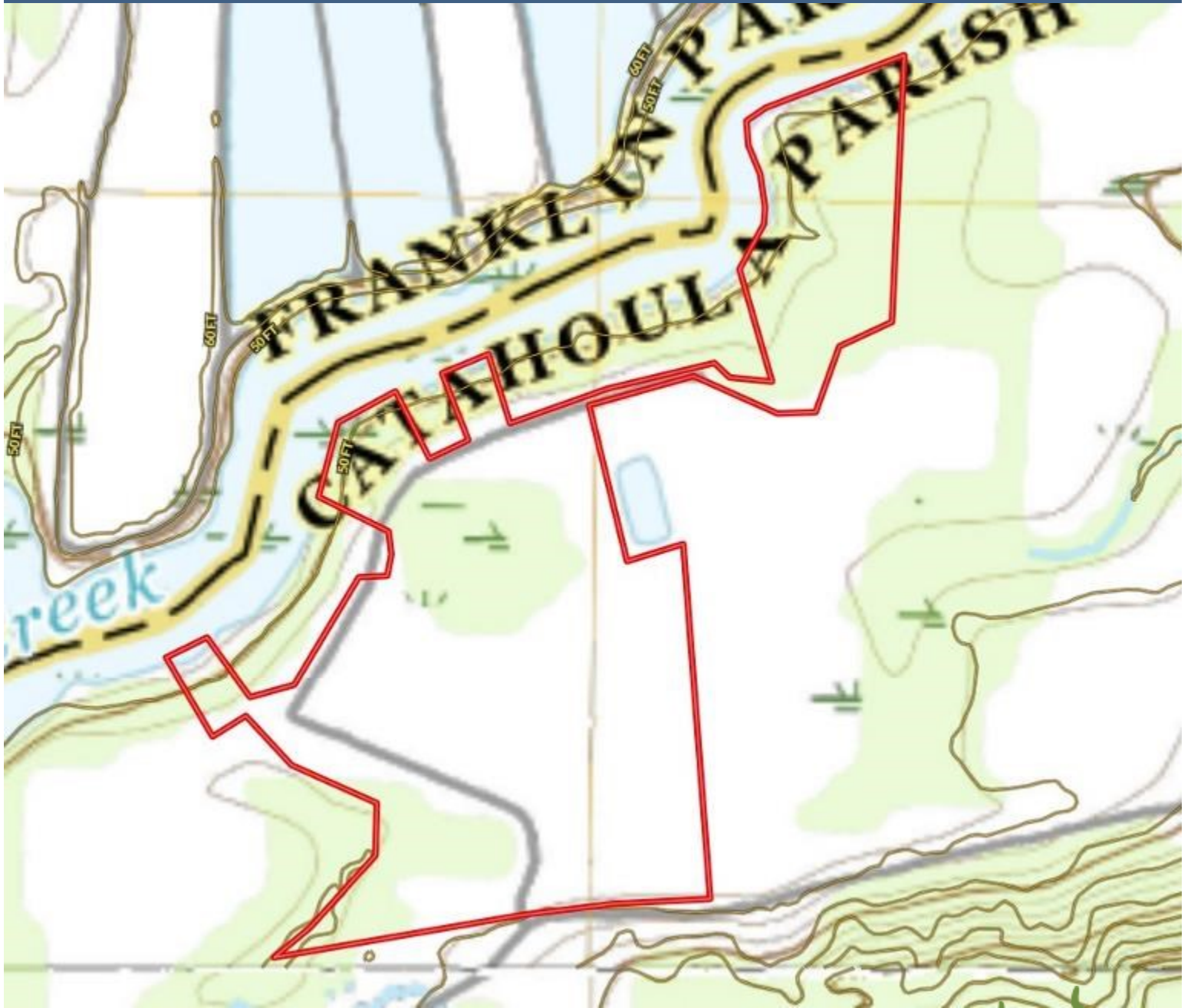
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Topographic Map



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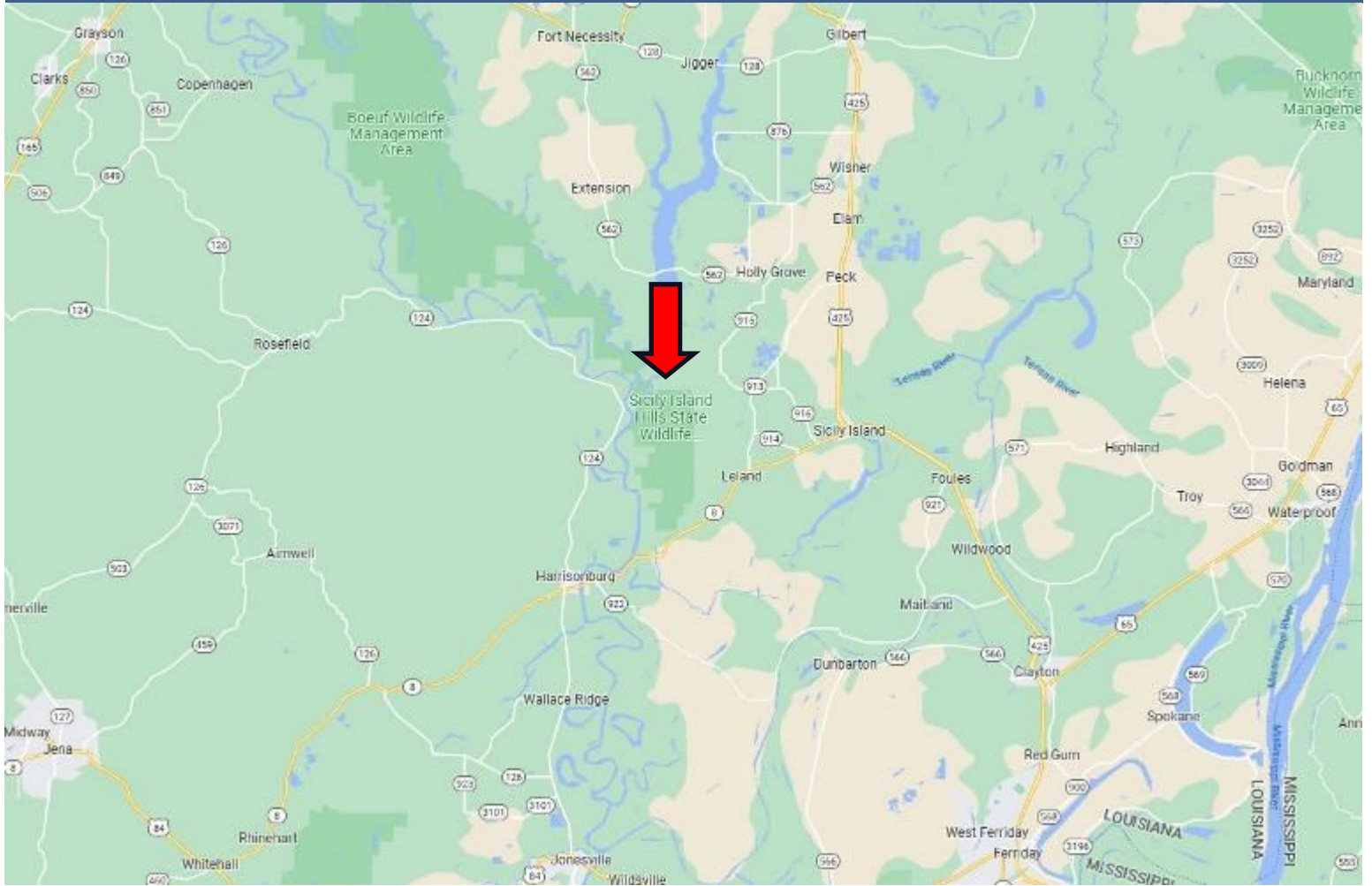
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Directional Map



Directions from Lorman, MS: Travel east on MS -552 for 3.4 miles. Turn left onto Woodvine Road and travel for 2.3 miles. Turn right on to Red Lick Road and travel for .6 miles. Turn left onto Tillman Chapel Road for 1.5 miles. The property will be on the left. [Google Maps](#)

000 Shirt Tail Estates Rd
Sicily Island, LA 71368



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