



**BIG DADDY'S
PARADISE**

LOUISIANA SPORTSMAN'S PARADISE

910± ACRES IN UNION PARISH, LOUISIANA | \$3,617,250

 [DRONE LINK](#)



**TOM
SMITH**

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Union Parish Sportsman's Paradise - Key Features

Property Overview

- 2,290± Acres Total
- 910± Owned Acres
- 1,380± Acres Leased (Potlatch, Weyerhaeuser, and Private Landowners)
- Managed Timber, Various Age Pine, Hardwoods, Cutover, Bedding Areas, Outstanding Road System

Owned Land Breakdown

- 200± Acres: 15-Year-Old Pine, Thinned Once
- 100± Acres: 30-Year-Old Saw Timber
- 300± Acres: Old-Growth Hardwoods (80+ years old)
- 20± Acres: 1-Year-Old Cutover (Replanted Jan 2024)
- 100± Acres: Duck Impoundments and Marsh
- 100± Acres: Food Plots, Roads, Main Camp Area

Main Lodge and Camp Area

- 6,000 Sq Ft Lodge
- 4 Bedrooms, 4 Full Baths (2 Bedrooms and Baths Recently Added)
- Kitchen, Family Room, Living Room, Laundry Room, Workshop, Covered Front Porch
- Sleeps 10-14 Hunters
- Shooting House on Second-Floor Roof
- Treatment Plant, Community Water, Claiborne Electric Service
- Newly Installed A/C Units
- Unlimited Parking
- 3 Barns/Storage Buildings (60x80, 60x60, 60x40)

Access & Road System

- Asphalt Road Frontage
- Main Lodge Access from Lem Road with Privacy Gate Entry
- Extensive Road System Throughout the 2,290± Acres

Wildlife & Hunting

- Abundant Trophy Deer, Turkey, Small Game
- 20+ Years of Deer Management Program
- 30± Acre Duck Structure (2 Control Structures, Levees, Duck Blinds)
- Average 200-300 Ducks Per Season
- Excellent Bass and Bream Fishing
- 10 Established Food Plots with Shooting Houses, Planted with Clay Peas and Clover
- Average 100+ Squirrels Harvested Per Year
- Averaged 5-6 Turkeys Per Year
- 25 Total Deer Blinds on Property (All Stands and Feeders to Remain)

Additional Camp Site

- Small Kitchen, Full Bath, and Bedroom
- Power and Water
- Pole Barn and Tool Shed

Timber Investment

- Well-Managed Plantations
- Some Stands Ready for Thinning, Pole Timber Ready for Harvest
- Located Within 10 Miles of a Sawmill

Priced to sell! Ideal for Outdoorsmen and Families!

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Union Parish Sportsman's Paradise

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Welcome to a sportsman's paradise in Union Parish, Louisiana! This magnificent property offers 2,290± acres, including 910± owned acres and 1,380± acres leased from Potlatch, Weyerhaeuser and private landowners. The leases will transfer with the purchase of the owned land, giving you access to managed timber, various-age pine, hardwoods, cutover, bedding areas, and outstanding road systems throughout.

The owned land comprises 200± acres of 15-year-old pine thinned once, 100± acres of 30-year-old saw timber, 300± acres of old-growth hardwoods over 80 years old, 20± acres of 1-year-old cutover replanted in January 2024, 100± acres of duck impoundments and marsh, and 100± acres dedicated to food plots, roads, and the main camp area. The main lodge spans 6,000 square feet and includes four bedrooms and four full baths, with two bedrooms and bathrooms recently added. The lodge also features a kitchen, family room, living room, laundry room, workshop, and a covered front porch. The main camp area, approximately 5± acres, offers unlimited parking and includes three barns and storage buildings measuring 60x80, 60x60, and 60x40, respectively. Additionally, the lodge has newly installed A/C units and can comfortably sleep 10-14 hunters. Unique features include a shooting house on the second-floor roof, a treatment plant, community water, and service by Claiborne Electric.

The property has asphalt road frontage and access to the main lodge from Lem Road, with a privacy gate entry. An outstanding road system extends throughout the 2,290± acres, facilitating easy navigation. Wildlife is abundant, with trophy deer, turkey, and small game. The deer management program has been in place for over 20 years, and the area is renowned for its trophy deer. For duck hunting enthusiasts, there is a 30± acre duck structure with two control structures, levees, and duck blinds, yielding an average harvest of 200-300 ducks per season. The property also offers excellent fishing for bass and bream and includes ten established food plots, all equipped with shooting houses and currently planted with clay peas and clover. Additional wildlife consists of an average harvest of 100+ squirrels annually and 5-6 turkeys yearly. The property has 25 total deer blinds, all stands and feeders to remain.

As a timber investment, the property is outstanding, with well-managed plantations, some stands ready for thinning, and pole timber ready for harvest. The property is conveniently located within 10 miles of a sawmill. This remarkable tract of land is truly one of the finest in this part of Louisiana, offering everything an outdoorsman and their family could ever need. Additional amenities include an additional camp site with a small kitchen, full bath, and bedroom, complete with power and water, a pole barn, and a tool shed. Priced to sell, this property is a once-in-a-**lifetime opportunity**. **Don't miss out**—schedule your viewing today by calling Tom Smith!

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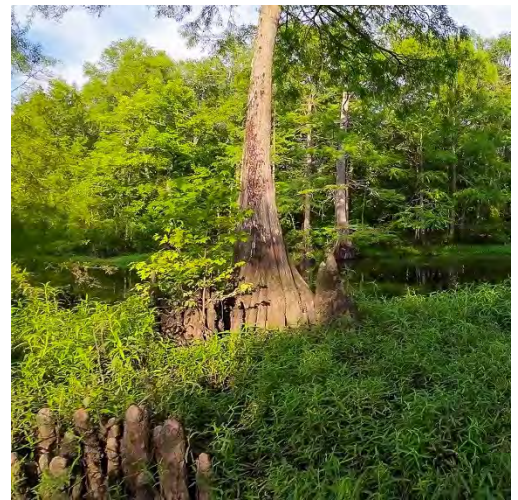
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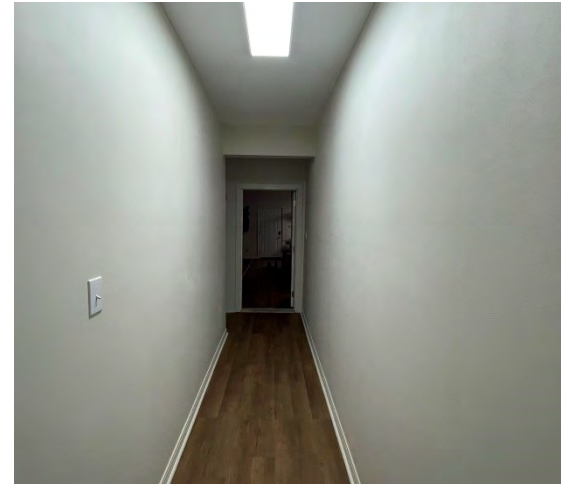
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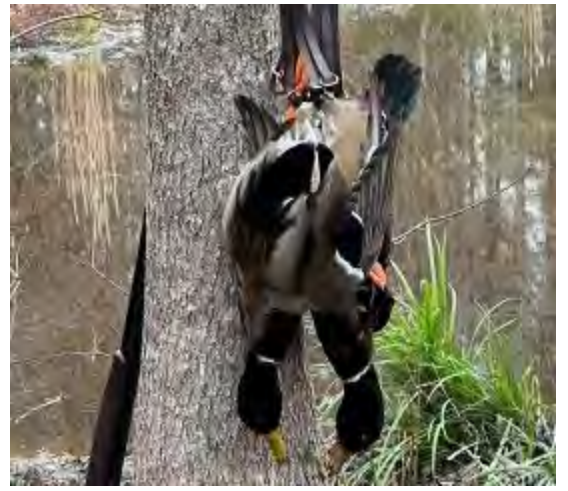
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COVERT 81°F 27°C 07-16-2024 21:00:18



COVERT 113°F 45°C 09-29-2024 11:30:50



COVERT 71°F 21°C 10-01-2024 03:13:47



07/20/2024 03:54:33 PIR Trigger 15 23°C 73°F

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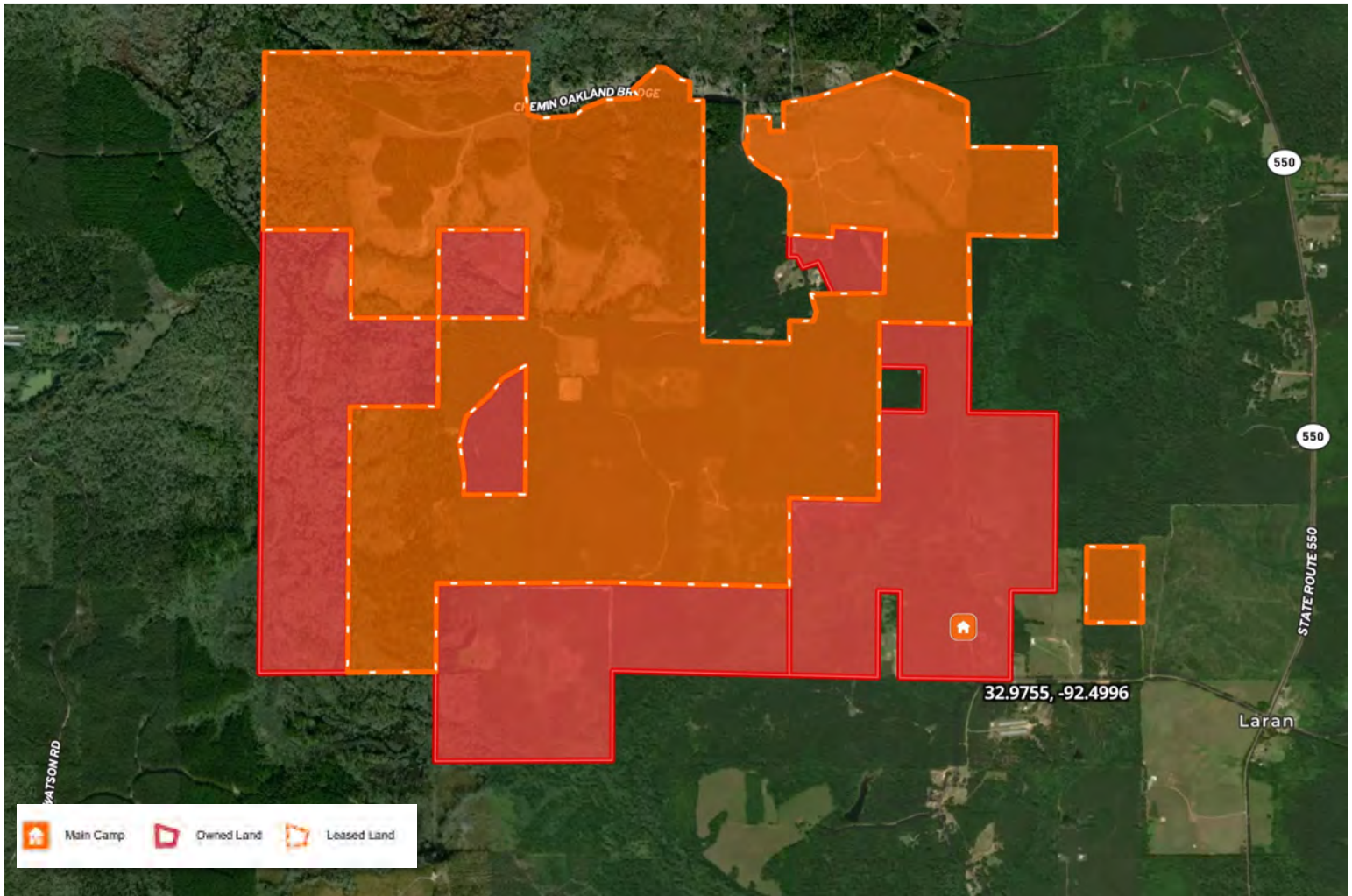
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AERIAL MAP

land

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[LINK HERE](#)



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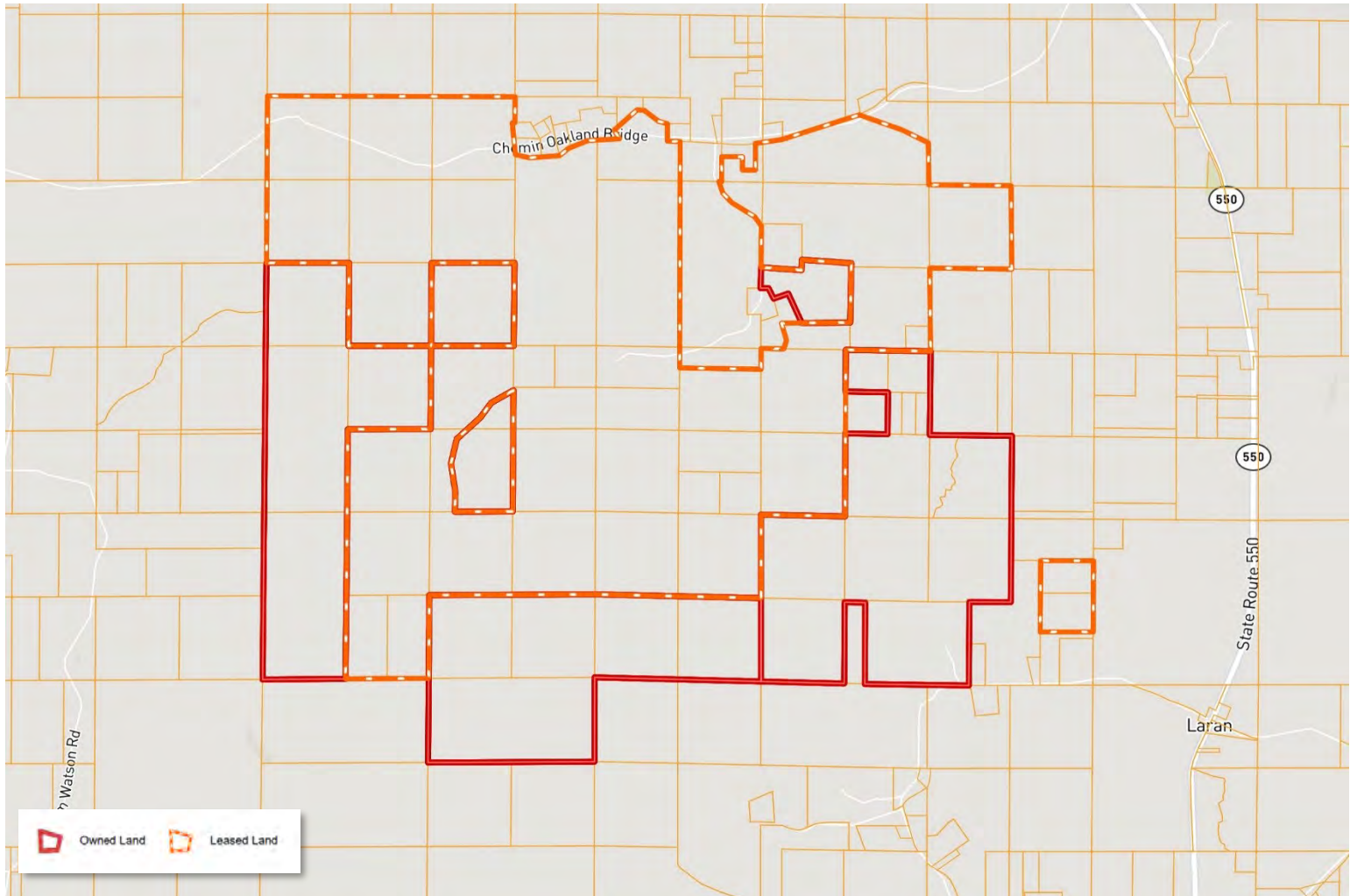


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OWNERSHIP MAP



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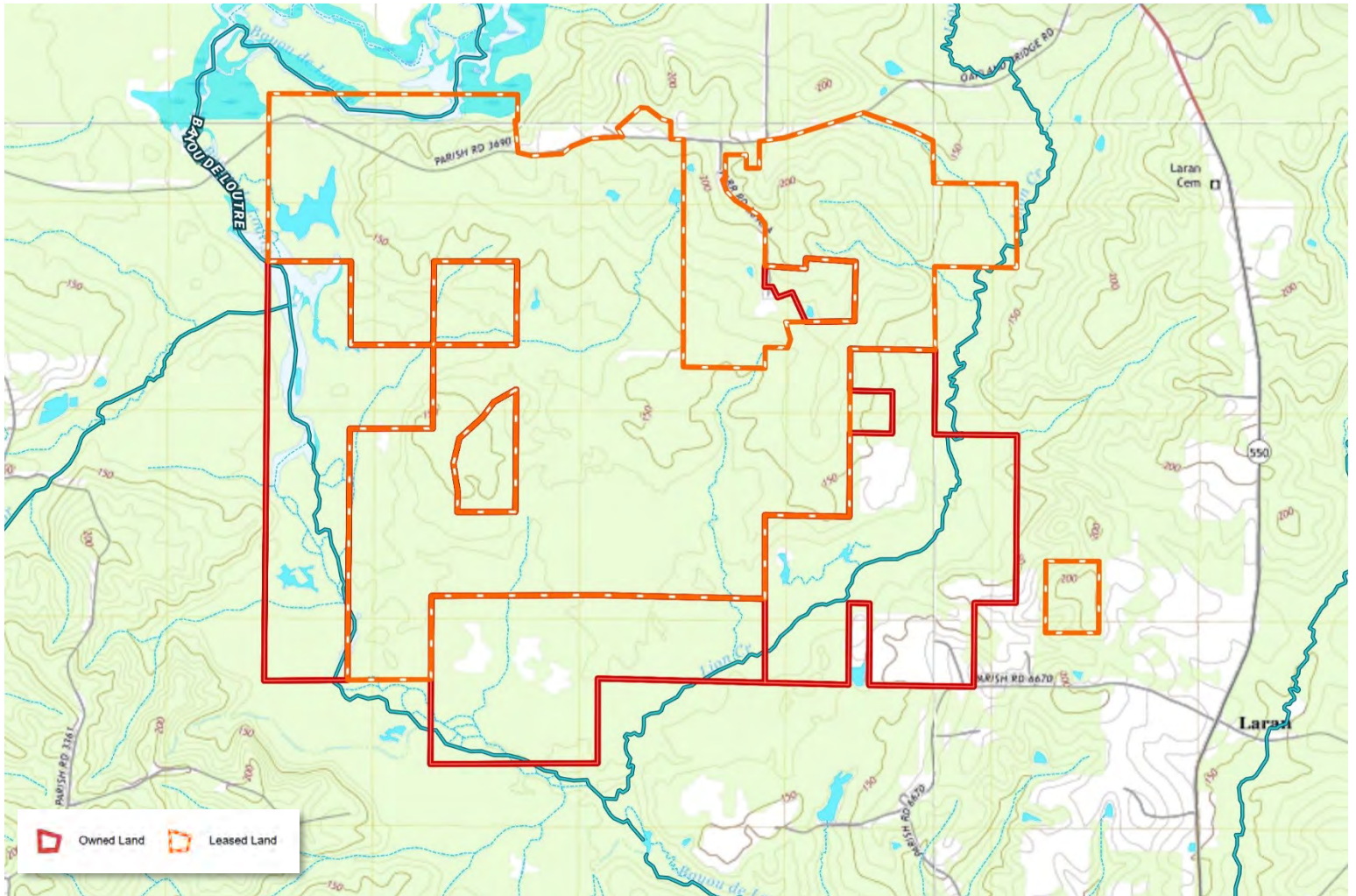


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TOPOGRAPHY MAP



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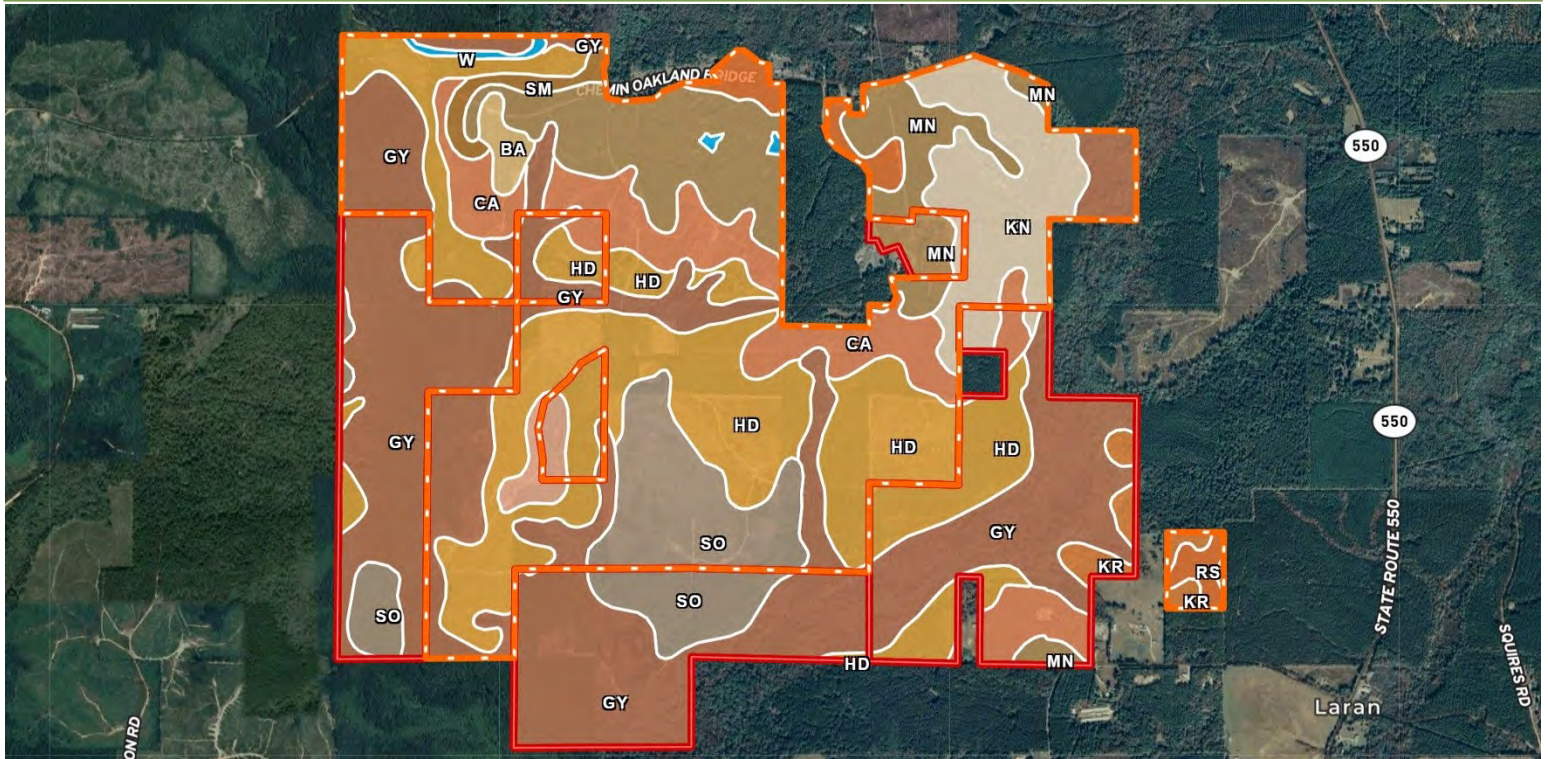


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GY	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	817.7 6	35.77	0	44	5w
Hd	Harleston fine sandy loam, 1 to 3 percent slopes	545.9 1	23.88	0	52	2e
Mn	Malbis fine sandy loam, 1 to 5 percent slopes	232.6 5	10.18	0	53	2e
So	Smithton fine sandy loam, 0 to 2 percent slopes	203.2 4	8.89	0	53	3w
Ca	Cahaba fine sandy loam, 1 to 5 percent slopes	197.7 6	8.65	0	81	2e
Kn	Kirvin fine sandy loam, 1 to 5 percent slopes	148.5 8	6.5	0	69	3e
Rs	Ruston fine sandy loam, 1 to 5 percent slopes	41.43	1.81	0	70	3e
KR	Kirvin fine sandy loam, 5 to 12 percent slopes	29.14	1.27	0	67	6e
Be	Bienville loamy fine sand, 1 to 3 percent slopes	25.83	1.13	0	76	2s
SM	Smithdale fine sandy loam, 8 to 15 percent slopes	20.04	0.88	0	64	4e
Ba	Betis loamy fine sand, 1 to 5 percent slopes	15.78	0.69	0	27	4e
W	Water	7.92	0.35	0	-	8

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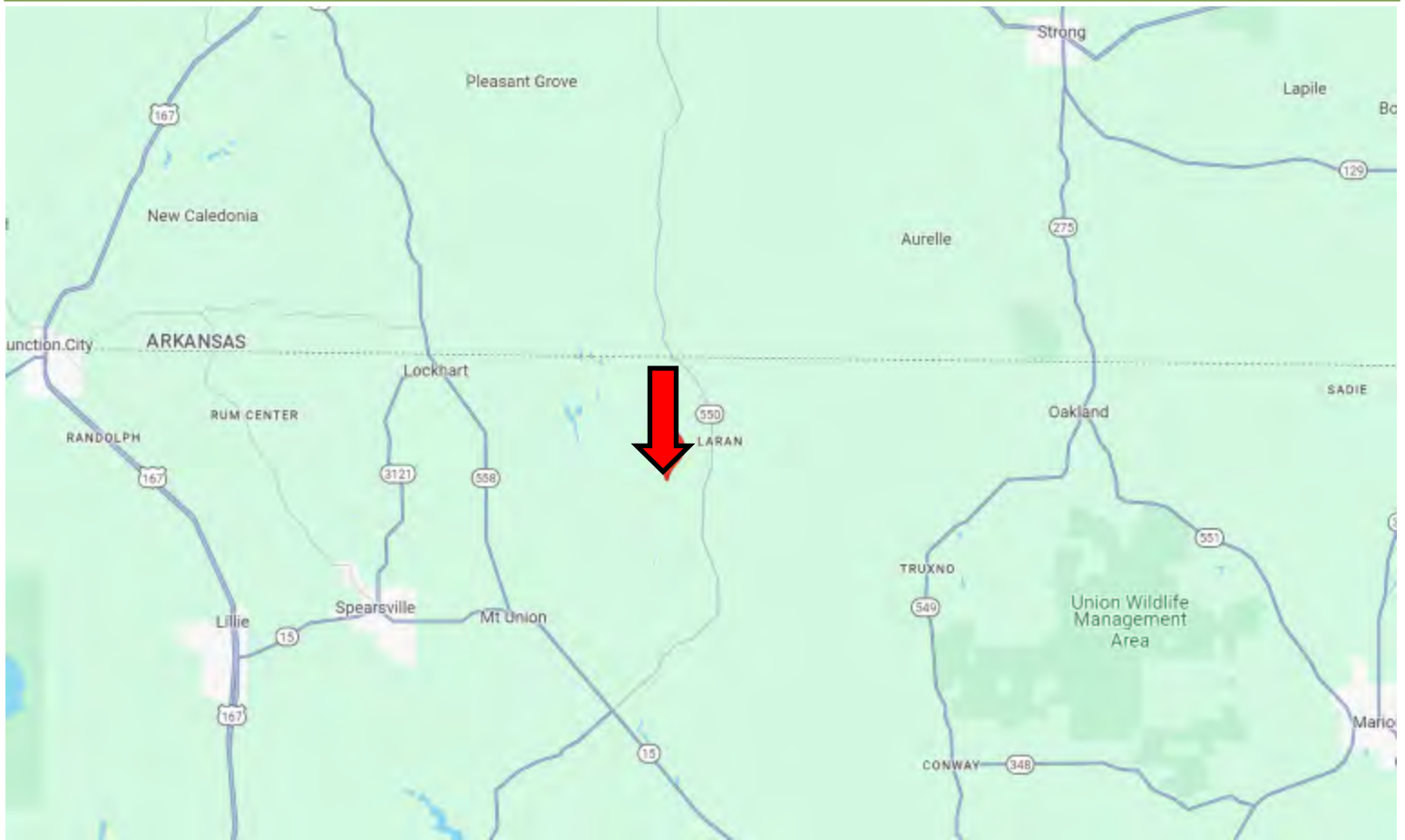


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DIRECTIONAL MAP



DIRECTIONS FROM SPEARSVILLE, LA: Travel LA-15 for 6 miles. Turn left onto LA-550 and travel 5.9 miles. Turn left onto Lem Road. After 177 feet, the property entrance will be on the right. [GOOGLE MAP LINK](#)



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