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SouthernStatesRealty.com



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States Realty**



Hunting land for sale in East Feliciana Parish, LA! This 136.99 acres is located 2 miles west of Clinton, LA and just north of Hwy 10 on Odeal Williams Ln. One of the main property features is there is over 3,000 feet of Comite River frontage which provides great habitat for all wildlife throughout the river bottom. Just off the river lies 3 different sloughs that have made great duck holes in the past. The river bottom is also home to some very nice deer and plenty of wild hogs. The timber consists of 2 different age classes of pine plantations with the younger stand that has recently been pre-commercially thinned to enhance the growth of the desirable trees, and the older stand is 14 years old and it is ready for a first thinning making this an immediate return on your investment. The balance of the timber covered acreage is all mature hardwood timber that covers the majority of the river bottom offering diverse habitat, travel corridors, and cover. This property offers everything you can ask for in a hunting tract with a great interior road system that leads to all 3 food plots, 3 different sloughs/duck holes, and there are mowed atv trails that parallel the river for a scenic tour. This is one you will definitely want to see. Call and schedule your appointment today!

Odeal Williams Road, Ethel, LA

30.868389, -91.059842 GPS



\$899,000

**136.99± Acres
MLS #143135**

