

# PRIME RECREATIONAL INVESTMENT PROPERTY

256± Acres in Caldwell Parish, LA



# \$998,300

Directions from Grayson, LA : Travel northwest on LA-126 W toward Railroad St. for 6.7 miles. Make a slight left onto Childress Rd and travel .8 miles, then bear left to stay on Childress Rd. After 3.1 miles, the property will be on your right. [GOOGLE MAP LINK](#)



**DALE WILDS**  
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Information is believed to be accurate but not guaranteed.







If you're looking for land that checks all the boxes, this 256± acre recreational property in Caldwell Parish is as good as it gets! For the serious hunter, this property delivers. It's packed with abundant wild game, and deer stands throughout the property, making it ready to hunt. The 2-mile trail system gives you access throughout, and with Beaucoup Creek and other water running through the property, there are plenty of natural water sources for wildlife. Plus, the property has plenty of places for potential duck sloughs.

Timber buyers, take note. You've got 100± acres of 12-14-year-old hardwoods for future growth and 158± acres of mature hardwoods ready for harvest. This land holds serious long-term value.

With 2,300+ feet of frontage on Childress Rd, you can easily access without sacrificing privacy. Surrounded by sizeable mature timber tracts, you'll feel like you're in your own world yet still own a prime piece of land. Call David Belden or Dale Wilds today for your private showing!



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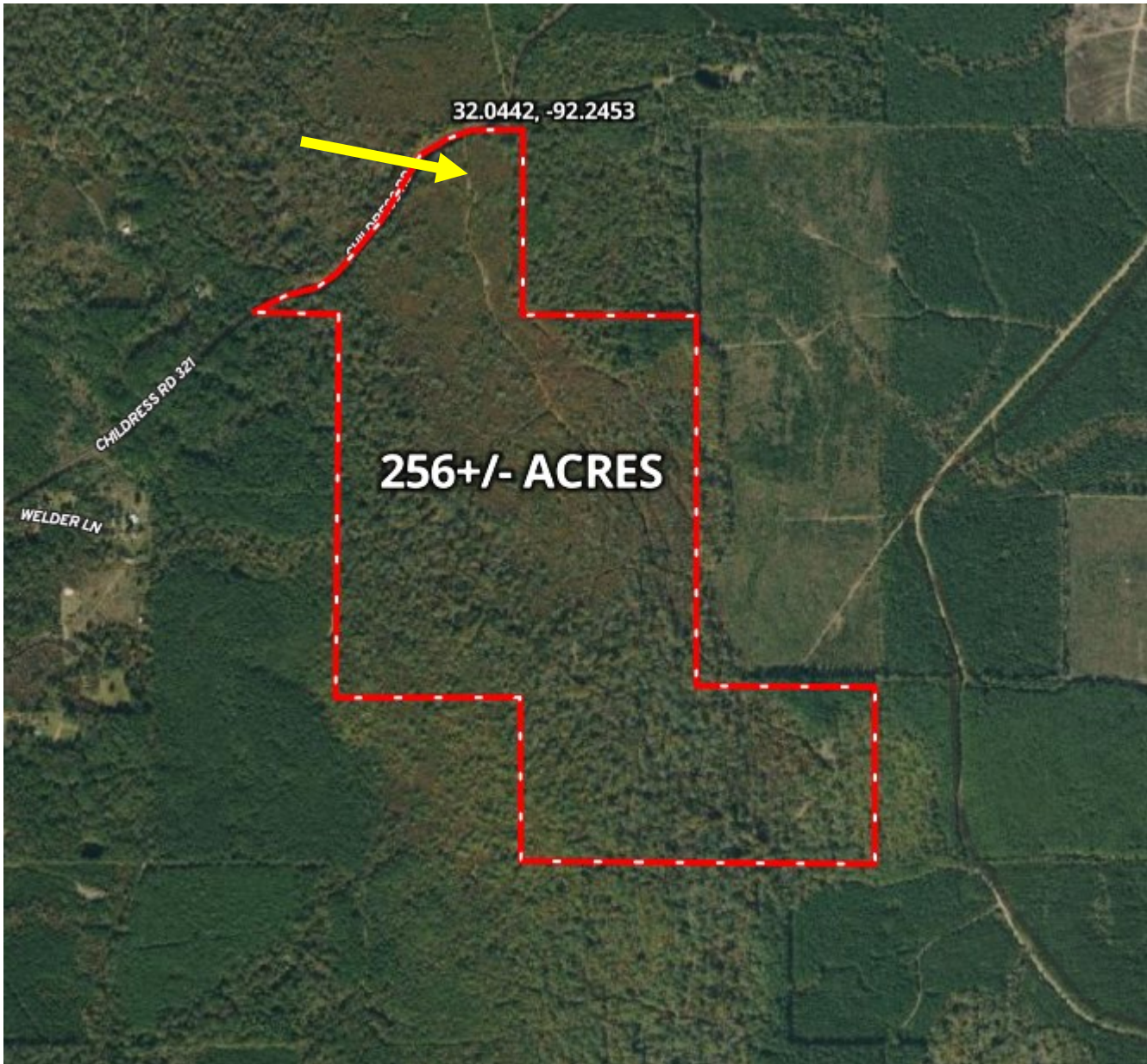
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# AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)

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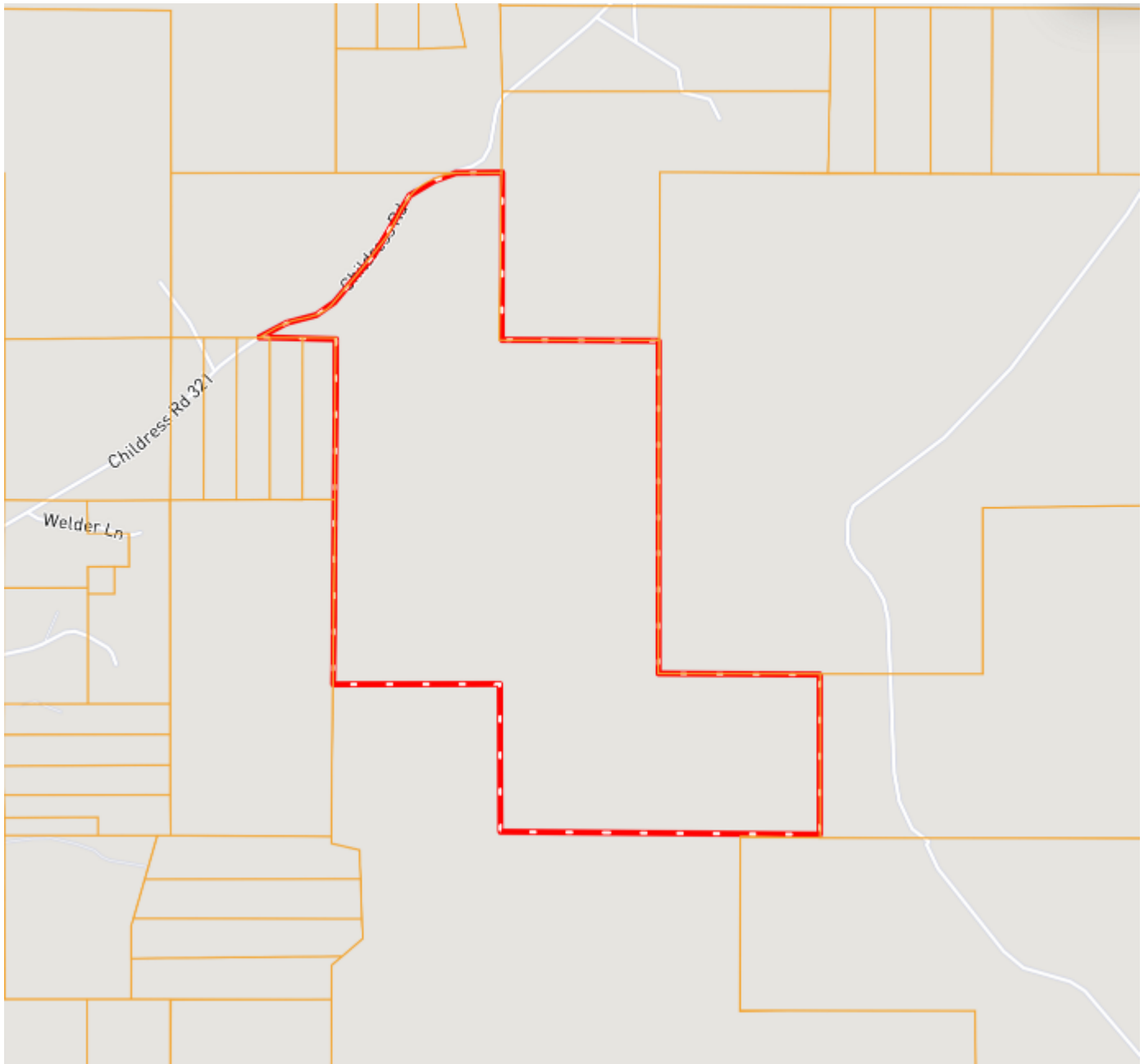
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# OWNERSHIP MAP



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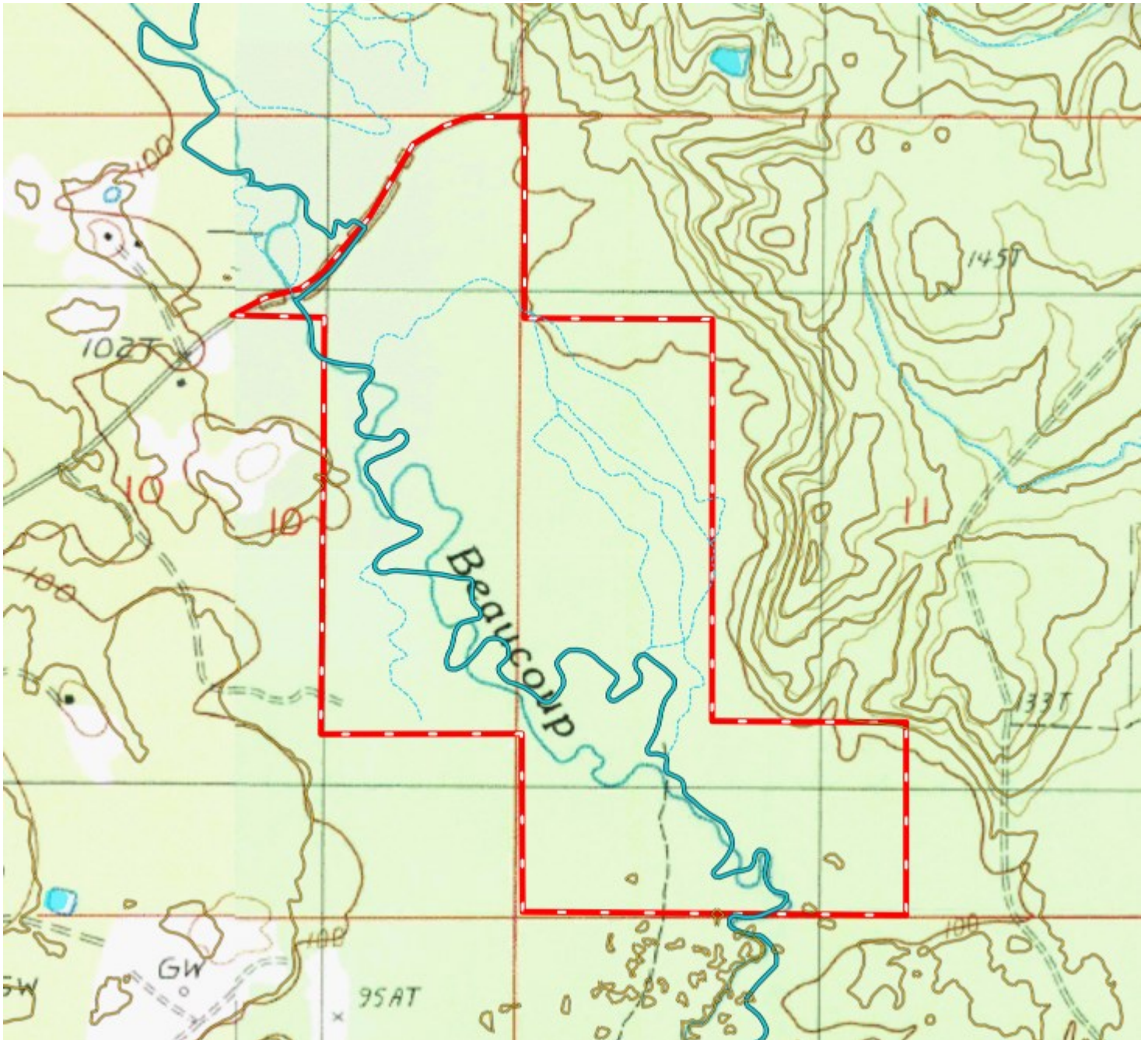
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# TOPO MAP



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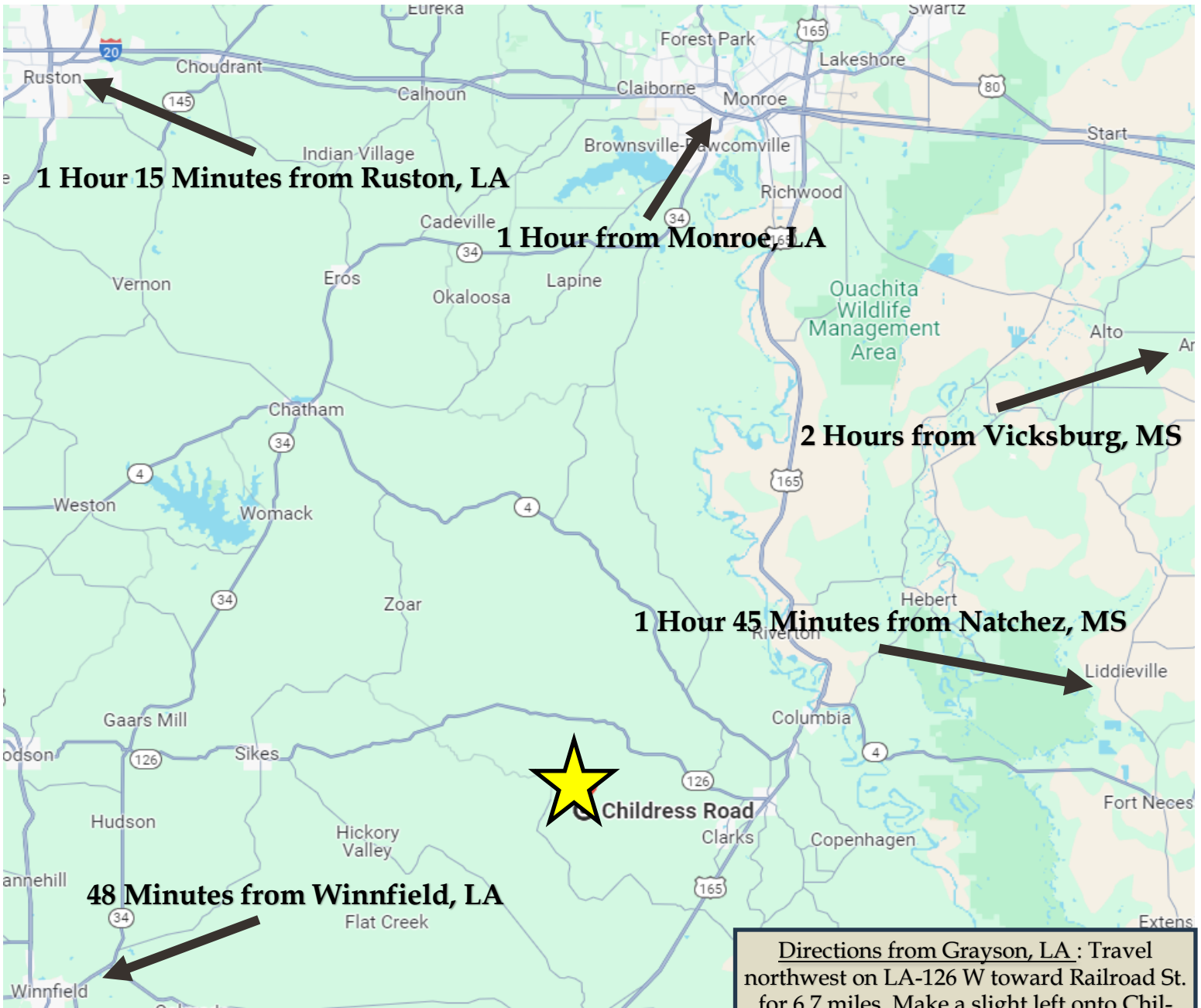
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# DIRECTIONAL MAP



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