



Hunter Smith

hunter@hunterenergycorp.com

Office: (601) 250-0017

Cell: (318) 245-6965

SouthernStatesRealty.com



SOUTHERN STATES REALTY



Alexander Road, Clayton, LA



Welcome to The Catahoula 825. The Catahoula 825 is a highly managed and well-maintained Louisiana Trophy Deer and Duck Hunting combo tract located in the Tensas River bottoms of the Mississippi Delta. The property is located just ten minutes Southeast of Sicily Island, LA and 10 minutes Northwest of Clayton, LA in Catahoula Parish, LA, and only 120 miles from Baton Rouge, LA, 135 miles from Jackson, MS, 30 miles Northwest of Natchez, MS and 80 miles Southeast of Monroe, LA. The property is comprised of mainly mature hardwood timber, including 70-80 acres of a picturesque cypress brake, 40-50 acres of moist soil units, 20+ acres of established and well maintained wildlife food plots and multiple irrigation wells. The majority of the 825 acres is enrolled in a WRP easement. The current owners have picked out a beautiful 2-3 acre campsite located in the Southwest corner of the property with access to King Brake and the rest of the property directly from the campsite.

The Catahoula 825 has produced multiple trophy deer in the last 15 years. The current owners have highly managed the property for whitetails by only harvesting mature bucks, removing any cull/management bucks and keeping the buck to doe ratio in check by managing the doe herd yearly. The property includes multiple box stands and ladder stands. Each stand is strategically placed between highly maintained food plots, deer travel corridors and bedding areas. The mature hardwoods portion of the property also provides ample opportunity for great bow-hunting as well. The mature hardwood forest provides ample habitat and cover for the whitetails and other small game including Turkey and Squirrels. This tract sets up perfect for continuing to harvest trophy bucks year in and year out.

The Catahoula 825 has a picturesque cypress brake on the property that will allow for incredible duck hunting opportunities. The entire property is surrounded by multiple highly managed row crop operations that hold wintering waterfowl coming down the Mississippi Flyway. These row crop operations rotate plantings yearly between rice, soybeans and corn which provides a buffet for the migrating waterfowl. These farms also provide waterfowl hunting lease opportunities for the future owners. Multiple water control structures and irrigation wells are already in place to properly flood this property to hunt and hold migrating waterfowl. There is nothing better than harvesting a limit of ducks in the morning leaned up against an ancient cypress tree and then hunting trophy whitetails in the afternoon.

Not only has this property produced trophy deer and full straps of ducks year in and year out, but has also provided ample opportunity for good turkey hunting in the spring, squirrel hunting and other small game opportunities. Lake Louie is directly West of the property which will provide great fishing opportunities as well.

If you are looking for a great place to bring your family and friends to make memories of a lifetime, then the Catahoula 825 is your place. Call Hunter Smith, Realtree-Landpro today for your private showing.

32.482250, -92.695492 GPS

\$2,399,000

825 Acres
UC #23042-60051

