

# 183 +/- Acres with CRP income and home in Tensas Parish, LA 71357

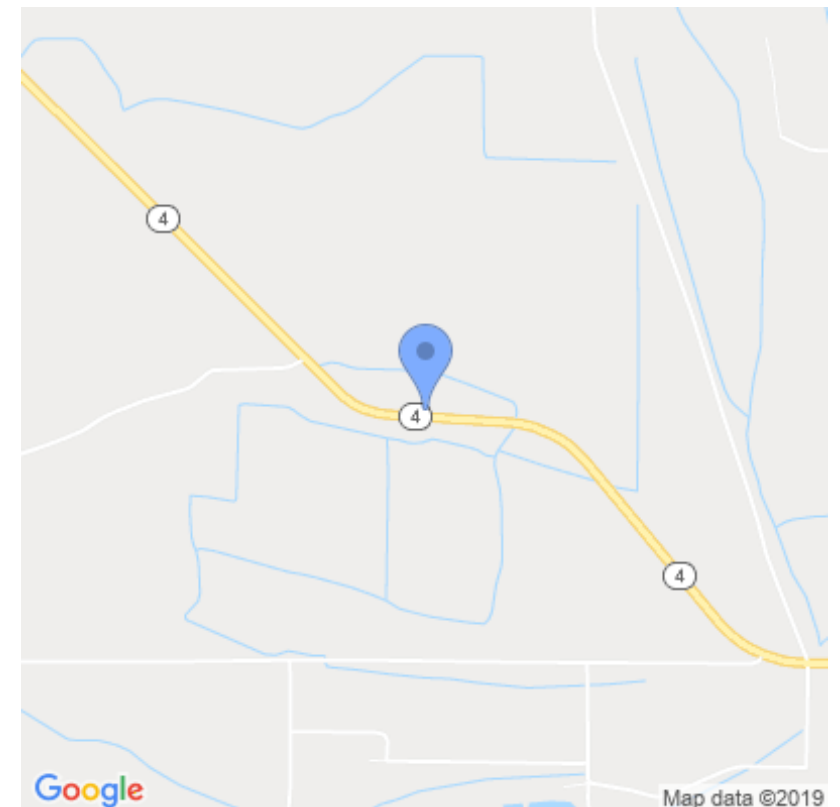


This 183 acre property is ideally located 5 miles west of Newellton, LA 71357 and less 2.5 miles east of Buckhorn Wildlife Management Area and 5 miles from entrance to Tensas River National Wildlife Refuge. It is a perfect example of a mixed use residential, recreational, timberland. It has a 1642 Sq. Ft. house built in 1970 that has 3 bedrooms, 2 bathrooms. The home is solid and needs cosmetic repairs. It has great income of \$18,674 annually through 2029 from 152 acres of 17 year old hardwood trees that are in great condition. That along with 25 acres of pecan trees create a great habitat for whitetail deer, small game including rabbit and squirrel. There is one nice duck pond and slough crossing the property for waterfowl such as duck and geese. Property also has a 50 X 60 pole barn and a 22 X 42 store building for storing any and all equipment. This is a great hunting tract in a great area with additional hunting and fishing opportunities within a few miles. \$530,700 Call Bill Crigler @ 318-201-0744. Attributes: mixed use residential, recreational, timberland, 183 acre property, 1642 Sq. Ft. house built in 1970, 3 bedrooms, 2 bathrooms, Newellton, LA 71357, Tensas County, turkey, waterfowl, duck, geese, whitetail deer, small game, rabbit, squirrel, ATV trails, bird watching, water rights, mineral rights, barn, outbuilding, road frontage, hunting land for sale, duck hunting land for sale

### Property Details:

Price : \$530,700  
 County : Tensas  
 Acreage : 183.00  
 Address : 1188 Highway 4  
 MOPLS ID : 37766

### Location :



Scan the code above with your mobile device or click it to go directly to the Mossy Oak Properties Land Investments website for 183 +/- Acres with CRP income and home in Tensas Parish, LA 71357

183.00 Acres  
 Tensas County  
 GPS 32.0738 X -91.3203



Office Phone:  
 Mobile Phone:

Mossy Oak Properties Land Investments –  
 Jackson Mossy Oak Properties of Land Investments, LLC.  
[www.landinvestments.ms](http://www.landinvestments.ms)



183.00 Acres  
Tensas County  
GPS 32.0738 X -91.3203



Office Phone:  
Mobile Phone:

Mossy Oak Properties Land  
Investments –  
JacksonMossy Oak  
Properties of Land  
Investments, LLC.  
[www.landinvestments.ms](http://www.landinvestments.ms)