



Diamond Island High Ground

208 +/- Acres | Madison Parish, LA | \$1,352,000



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Raymond, MS 39154
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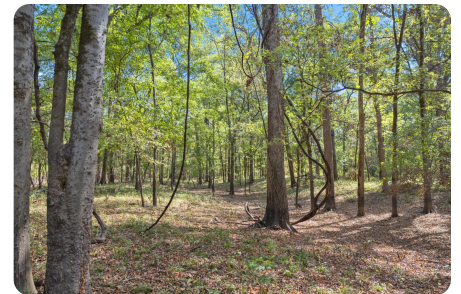
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PROPERTY SUMMARY

Have you ever dreamed of being in the deer stand on a cold, crisp morning, with the rut in full swing, and you look up the slough to see that buck of a lifetime chasing a doe right to you? Then keep reading.

Diamond Island is located on the western bank of the Mississippi River on the Louisiana side. These +/- 208 acres on Diamond are hands down a game-rich offering. Year after year, 160 plus whitetails are harvested. This property has been under a strict management program for decades and is proven to be a high-producing big buck tract. Average weights on mature bucks will easily exceed 250 lbs. Other property features are MS River frontage, turkeys, waterfowl, small game, and beautiful river bottoms with towering hardwoods. This MS River offering is truly a once-in-a-lifetime opportunity to own some of the best whitetail hunting on the Mississippi, PERIOD!



ACREAGE BREAKDOWN

+/- 208 acres of mature hardwood WRP

ADDRESS

Mound, LA 71282

LOCATION

From I 20 Take Exit 186

Head south to levee road and head west

Gate is approximately 6 miles on the left

TAXES

\$1,400/year (2022)

PROPERTY HIGHLIGHTS

- Excellent Management Program
- Several Bucks over 160
- Beautiful Mississippi River Bottomlands
- Other Small Game Waterfowl, Turkeys, Squirrel
- Airport less than 15 minutes



nationalland.com/listing/diamond-island-high-ground



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning

Timber/Ag

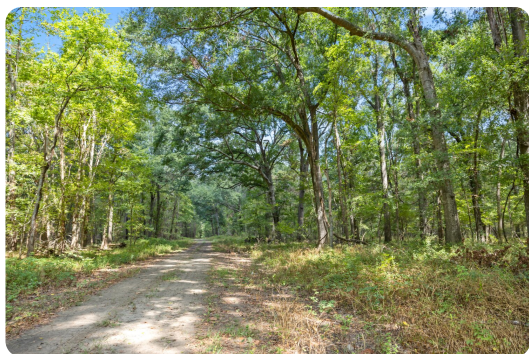
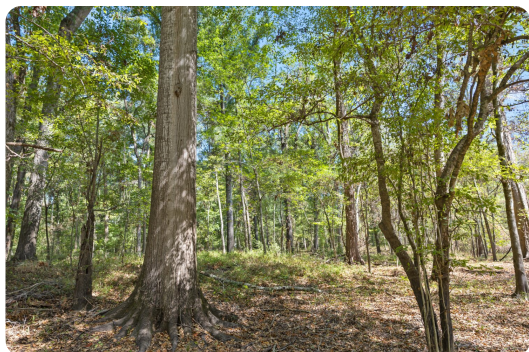
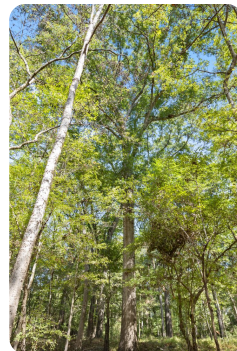
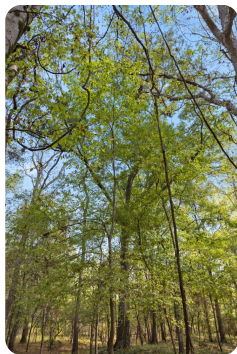
Listing ID#

2771549

Future Land Use

Timber/Ag





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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client’s consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	Seller/Lessor:
<hr/>	<hr/>
By: <hr/>	By: <hr/>
Title: <hr/>	Title: <hr/>
Date: <hr/>	Date: <hr/>
Licensee: <hr/>	Licensee: <hr/>
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