



## Prime 902 Acres of Hunting and Timber Land in Livingston Parish

902 +/- Acres | Livingston Parish, LA | \$3,247,000



**National Land Realty**  
37283 Swamp Road  
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Prairieville, LA 70769  
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.





## PROPERTY SUMMARY

This 902-acre property in Livingston Parish, LA, offers a prime location for hunting and timber investment. Located just off LA Highway 42, 7 miles west of Springfield, it provides access via Fire Tower Road. The land is home to abundant deer, turkey, squirrel, and rabbit populations, with diverse terrain of mature pine and bottomland hardwood timber. The southwest border is defined by the Tickfaw River, providing natural beauty and privacy. An existing trail system and food plots enhance the hunting experience. With utilities along Fire Tower Road, the property is ideal for residential or camp development. Just an hour's drive from Baton Rouge, Denham Springs, and Hammond, it's perfect for weekend getaways or hunting trips. The property is great for large groups, such as hunting clubs or families, and offers long-term timber investment potential.



**ACREAGE BREAKDOWN**

902 +/- acres

232.18 ACRES SEC 13-7-5 & 14-7-5; 94.74 ACRES SEC 24-7-5; 35.81 ACRES LOT 1 SEC 25-7-5; 457.44 ACRES ENTIRE SEC EXCEPT 182.21 ACRES IN W PART SEC 39; 1.24 ACRES SEC 6-7-6; and 79.50 ACRES SEC 18-7-6

**ADDRESS**

0 TBD  
Springville, LA 70754

**LOCATION**

South of I-12

**PARCEL #/ID**

0188847



## PROPERTY HIGHLIGHTS

- 902 acres in Livingston Parish, LA.
- 7 miles west of Springfield, off LA Highway 42.
- Access via Fire Tower Road, 1.5 miles frontage.
- Wildlife includes deer, turkey, squirrel, and rabbit.
- Consists of mature pine and hardwood timber.
- Existing trails and food plots for hunting.
- Utilities available along Fire Tower Road.
- 1-hour drive from Baton Rouge, Denham Springs, and Hammond.
- Great for large groups like hunting clubs or families.
- Timber investment potential with pine and hardwoods.
- Combination of recreation and investment value.



[nationalland.com/listing/prime-902-acres-of-hunting-and-timber-land-in-livingston-parish](https://nationalland.com/listing/prime-902-acres-of-hunting-and-timber-land-in-livingston-parish)







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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:

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_





## NOTES

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