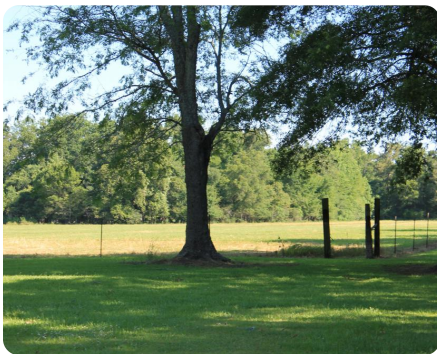




# Great Investment in Pasture and Deer Hunting Property

399 +/- Acres | Richland Parish, LA | \$1,296,750



## ADDRESS

0 Hwy 80  
Delhi  
Delhi, LA 71232

## LOCATION

From the intersection of US 80 and La 17, go west on Hwy 80 app 1 mile to Light Plant Rd. turn right. Property begins at locked gate.

## PROPERTY SUMMARY

This is a great investment in a pastureland and deer hunting tract with \$8,500 per year being generated in leases on hunting and pasture. The area is entirely fenced. The place would lend itself well as a high-fence location for deer. Access is over a public road that dead ends at the gate. This is a beautiful setting for a homeplace or camp, is within 1 mile of downtown Delhi, LA, and Interstate 20 is only minutes away. Delhi is located about halfway between Monroe, LA and Vicksburg, MS. Attractions nearby include Poverty Point State Park, Black Bear Golf Course, and the Poverty Point World Heritage site. Fishing is exceptional at the state park and superior deer, duck, and turkey hunting is found on the Tensas River NWR within 7 miles of Delhi. For the long-range marksman, the current hunting tenant has a 200-yard and 600-yard range set up with metal targets. Access is superior to all parts of the property. This is a jewel for the outdoorsman looking for a place to hang out or to build that dream home.

[nationalland.com/listing/great-investment-in-pasture-and-deer-hunting-property](http://nationalland.com/listing/great-investment-in-pasture-and-deer-hunting-property)



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