

SOLD



Catahoula Brake

445 +/- Acres | Catahoula Parish, LA



ADDRESS

11425 Hwy 8
Manifest, LA 71343

LOCATION

From Alexandria LA, take Hwy 28 east to Archie, then north on Hwy 84 to Whitehall and turn right on Hwy 8...property will be approx 8.5 miles on your right. Driveway behind the fire department

From Vidalia LA, take Hwy 425 north

PROPERTY SUMMARY

This is one of the properties that people search for years to find. A true showcase of Louisiana's "sportsman's paradise"! With multiple duck hunting areas, you can go out in the morning and shoot your ducks and head back to the camp to relax until the evening deer hunt. When it's time to go after the deer, this is a property where you can be sure to see deer every time you go, and it's not uncommon to see 10+ deer on a hunt. It's a great place to teach kids hunting with all that action and never get bored. It has a water well/pump to flood the duck impoundments, and control structures will let you determine how deep or shallow and what parts of the property you want to hold water. For the deer, food plots were strategically placed throughout the property and the remainder of the land is in a WRP program that will expire in 11 years. That leaves you, the new owner, to choose what you want to do from there with no restrictions at all! Bring your family for a tour!

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