

SOLD



Rawson Creek Bucks, Ducks or Bulls

67 +/- Acres | Catahoula Parish, LA



ADDRESS

0 Tomlinson Rd.
Harrisonburg, LA 71340

LOCATION

From Harrisonburg, LA go north on HWY 124 for 3.74 miles. Turn right onto Jugbend Rd. and go 0.8 miles. Turn left onto Tomlinson Rd. Go 0.44 miles to the first gate. Go thru the gate. This is a public Police Jury Road. Go 0.9 miles to the gate at end of road.

PROPERTY SUMMARY

This is the perfect wildlife project for deer, duck, and fishing. Located on a peninsula surrounded by a live oxbow lake, it has been in cattle production for over 50 years. This remains an optional use. But, if you are looking to create your own hunting paradise, then this is perfect. The new owner could enroll this land into a conservation easement where trees would be planted and a first-class duck hole established. The fishing is already excellent by accessing literally hundreds of miles of rivers that run through Jonesville, LA. This scenario could provide for you to build your very own waterfront cabin in a secluded environment. As your trees grow, the deer habitat will get better and better. You can also drain your duck hole for planting, then fill it up using water from the oxbow without having to drill or maintain a water well. The income from a conservation easement makes this a very financially attractive opportunity.

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