



Pickering Tract

419 +/- Acres | Vernon Parish, LA | \$2,100,000



ADDRESS

0 Hwy 171
Leesville, LA 71446

LOCATION

Located at the intersection of US Hwy 171 and LA Hwy 10 approximately 8 miles south of Leesville. The property fronts on both sides of US Hwy 171 and the south side of LA Hwy 10.

PROPERTY SUMMARY

Pickering Tract. This property will be sold by sealed bid with bids due by 10:00 am, June 17, 2025. This 419-acre property has unlimited potential. Located less than 3 miles south of the main entrance and 2.5 miles west of the south entrance to Fort Johnson (formerly Fort Polk) at the intersection of US Hwy 171 and LA Hwy 10. The property is currently managed as pine timberland; however, the possibilities are endless. It fronts on both the east and west side of US Hwy 171 with approximately 6800 total feet of frontage on the 4-laned Hwy 171. It also fronts on the south side of LA Hwy 10 for approximately 3700 feet. In addition to the extraordinary road frontage, the KCS railroad runs north to south through the property for approximately 4,000 feet. The possibilities are endless. Residential development, industrial site with railroad access, commercial or retail development along Hwy 171 are all possibilities.

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