

NEW



## Churchman Road Hunting, Timber, Residential Investment Property

120 +/- Acres | Vernon Parish, LA | \$420,000



### ADDRESS

O Churchman Road  
Deridder, LA 70634

### LOCATION

From the intersection of Hwy 1146 (Ikes Road) and Churchman Road, travel east down Churchman Road for approximately 1.5 miles. The property will be on the north side of the road.

### PROPERTY SUMMARY

If you're looking for a solid hunting tract or a place to get away and enjoy the outdoors, this Vernon Parish property checks a lot of boxes. Tucked away off Churchman Road, it's just 18 minutes from DeRidder, 15 minutes from Rosepine, and about 30 minutes from Leesville—close enough for convenience, but far enough out for peace and quiet.

The land offers a great mix of open range and mixed timber, creating ideal habitat for wildlife and plenty of options for setting up stands, feeders, or food plots.

Natural drains run along both ends of the property, helping keep the land well-drained, and the sandy soil makes it easy to get around most of the year.

With approximately 0.75 miles of road frontage, you'll have easy access and room to spread out. Utilities are available along Churchman Road, so if you're thinking about building a camp or even a home base, you're already a step ahead.

Located in Flood Zone X, no flood insurance is required.

Seller will retain 100% of mineral rights.<

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