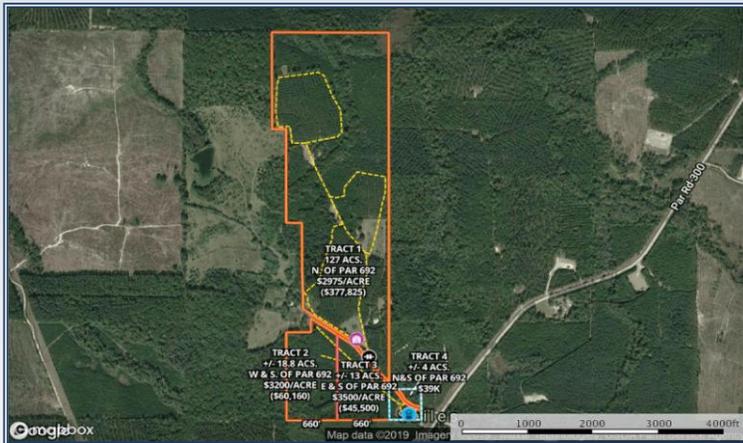




This is the property that we all dream about! A tract of land that offers legal access with an abundance of road frontage, great location from the interstate and lastly a piece of ground that offers great recreation and timber value all rolled up in one! The Sailes 127 (Tract 1) offers a perfect setting for the family to enjoy on the weekends or it could also be used for a permanent residence. Located only 11 miles south from the Gibsland exit, this property will be easily accessible from the I-20 corridor. As you enter through the oversized custom metal gate, to your left is a fairly large barn that would be great for finishing out as a barndominium, storage or to shelter a travel trailer etc. The timber has been highly managed throughout the years and just recently had a timber thinning conducted. Being that the timber was planted in old cattle pasture there is minimal understory species, which makes for very clean and aesthetically appealing timber stands. The property is primarily comprised of two different age classes of pine timber (+/-40 acres of 24 year old and +/-43 acres of 12 year old timber) with a healthy mix of hardwood areas and open meadows. There is also a great location for a potential +/-10 acre lake site with an in-place water shed and necessary elevation change. Imagine being able to build a trophy bass lake within the bounds of this rare find! This acreage is a perfectly sized recreational hobby farm with great access and future income and it's also priced to sell.

0 Par 692, Sailes, LA

32.42802, -93.10983 GPS



- Bienville Parish Land
- Multi-Aged Timber Stands
- Electricity Hook Up
- On-Site Utilities
- Pond Site
- Existing Barn
- Near I-20
- Additional Acreage Available



\$377,825

127 Acres
UC #23042-40050



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