

Hunter's Paradise

451± Acres in Madison Parish, LA

\$2,367,750

- 451± Acres in Madison Parish, LA, 15 miles south of Tallulah
- Loaded with Hardwoods Providing Excellent Cover and Food for Wildlife
- 3 Bedroom/2 Bathroom Mobile Home with a Large Back Porch, Covered Parking, and Storage Room
- Covered Equipment Sheds, Storage Building for ATVs and Tractors
- Approximately 15 Box Stands with Heaters on Large Food Plots and Shooting Lanes
- Extensive, Established Road System for Quick and Quiet Navigation
- Duck Hole has been Untouched for Several Years, and Features Water Control Structure and Drainage Ditches
- Notable Deer Harvests, Including Two Over 160" This Season
- Limited Pressure as Only the Owner and Two Friends Hunt the Property
- Large Designated Sanctuary Area in the Center of the Property for Bedding and Feeding, Never Hunted
- West Border is Adjacent to Over 3,000 Acres of National Forest, Minimizing Housing Pressure
- Cropland to the North and East of Property Typically Planted in Corn



MIKE ODOM
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A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2023
BEST
BROKERAGES



This 451± acres in Madison Parish, LA, is a true hunter's paradise! The property is situated just off Hwy 65 South, about 15 miles south of Tallulah, Louisiana, and is loaded with hardwoods that provide excellent cover and food for the wildlife. There's a mobile home on the property with three bedrooms and two bathrooms, a large back porch, covered parking, and a large storage room for freezers and hunting gear. There are several covered equipment sheds and a storage building near the house for parking ATVs, tractors, or trucks. The property has approximately 15 box stands with heaters scattered throughout, most sitting on large food plots or planted shooting lanes. The road system is extensive, well-groomed, and smooth, making it easy to get around the entire property quickly and quietly. A duck hole on the property has not been hunted in several years but has a water control structure and drainage ditches to help manage the water during and after the season. The property has seen some excellent deer taken off of it in the past several years, with two deer over 160" having been harvested this season already. Only the owner and two friends hunt the property, so the pressure on the property has been minimal. The owner has set aside a large "sanctuary" near the center of the property for bedding and feeding that is never accessed or hunted. This property is bordered on the west by over 3000 acres of National Forest, leading to very little housing pressure from that side. There is cropland to the north and east of the property that is typically planted in corn. The only thing this property is missing is you. Give Mike Odom a call to schedule your private showing today!

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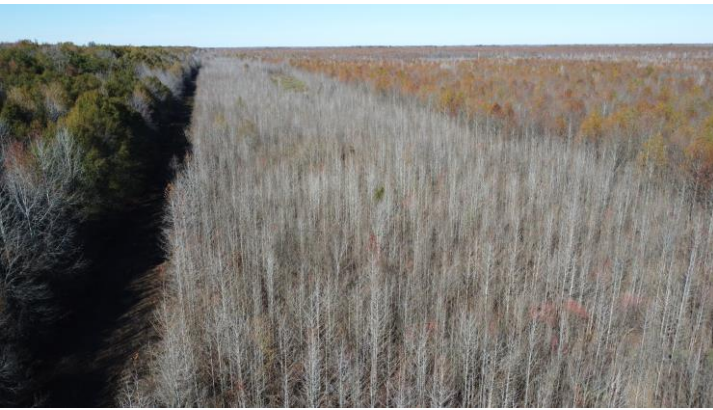


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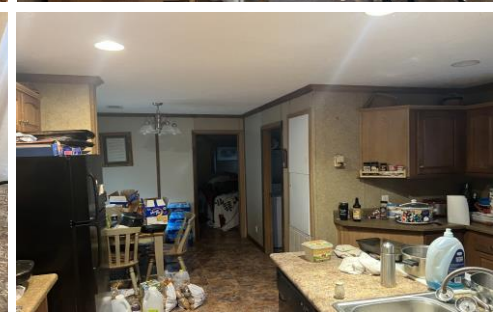
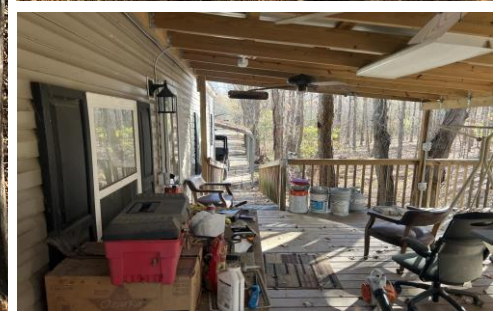


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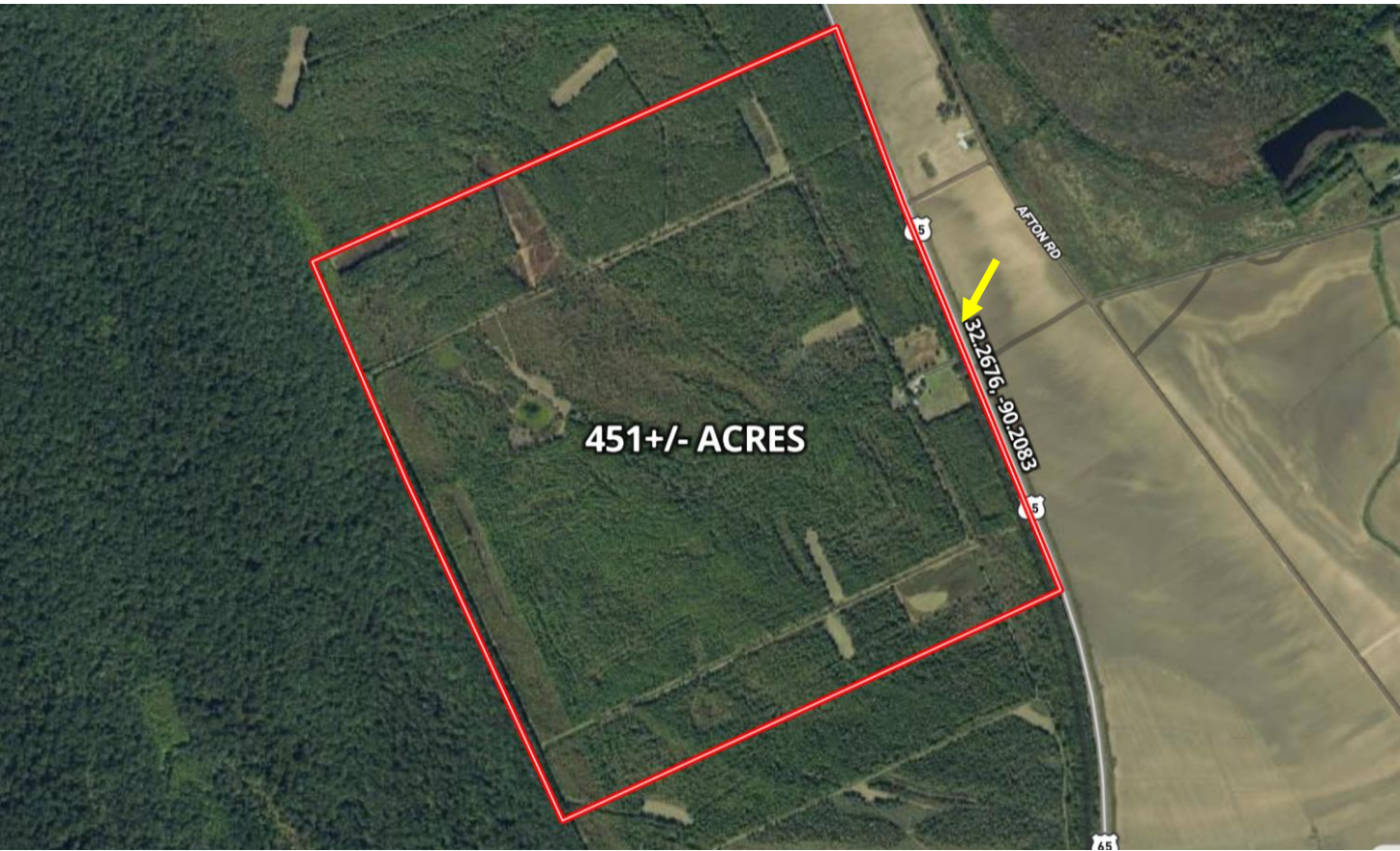
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Aerial Map



[Click Here for an Interactive Map](#)

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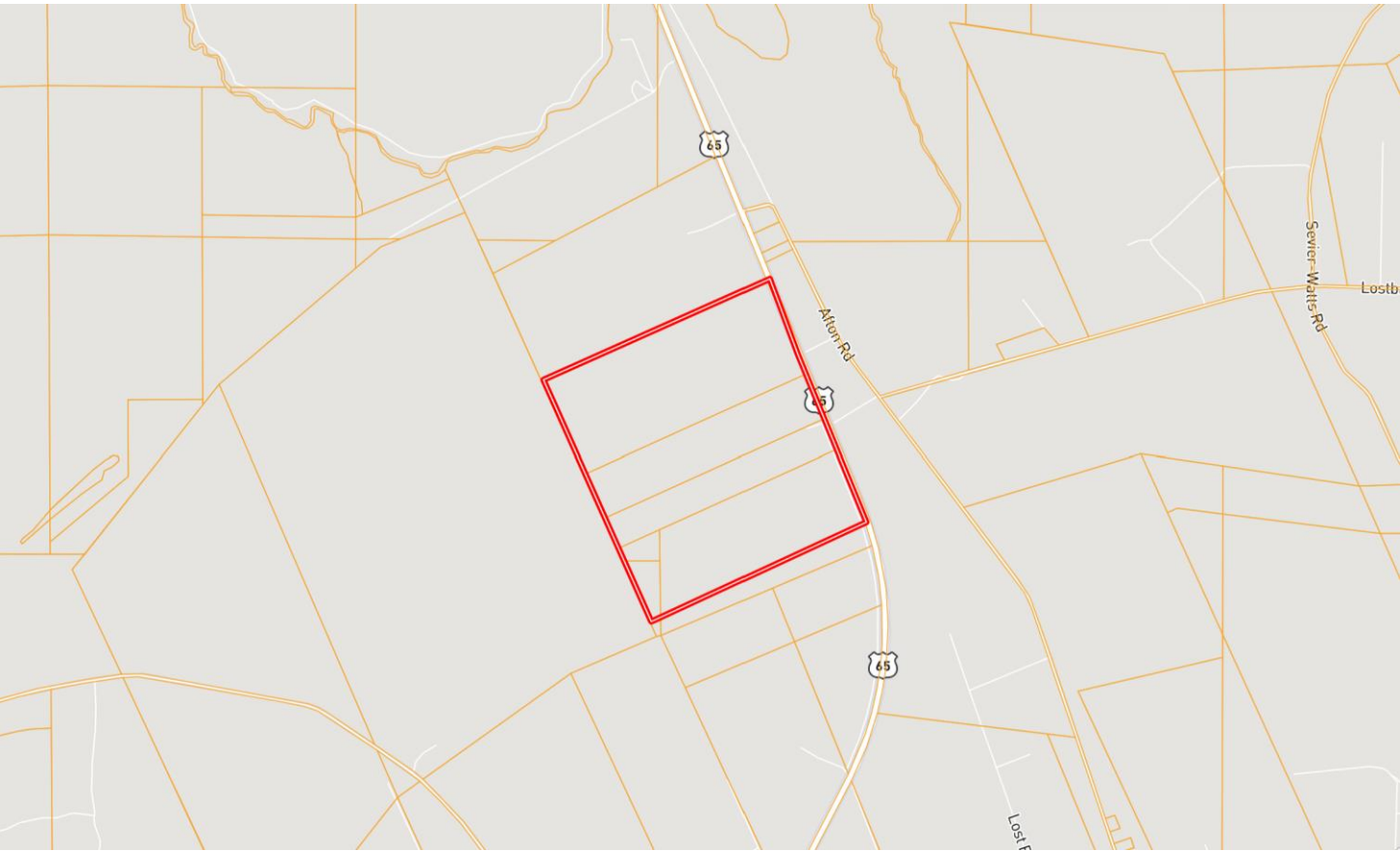
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Ownership Map



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Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|---------------|-------|-----|-------|-----|
| Sc | Sharkey clay, 0 to 1 percent slopes, rarely flooded, south | 312.6 7 | 69.37 | 0 | 38 | 3w |
| St | Sharkey-Tunica complex, gently undulating | 132.7 8 | 29.46 | 0 | 63 | 3e |
| Tu | Tunica clay, 0 to 1 percent slopes, rarely flooded | 5.27 | 1.17 | 0 | 51 | 3w |
| TOTALS | | 450.7 2(*) | 100% | - | 45.52 | 3.0 |

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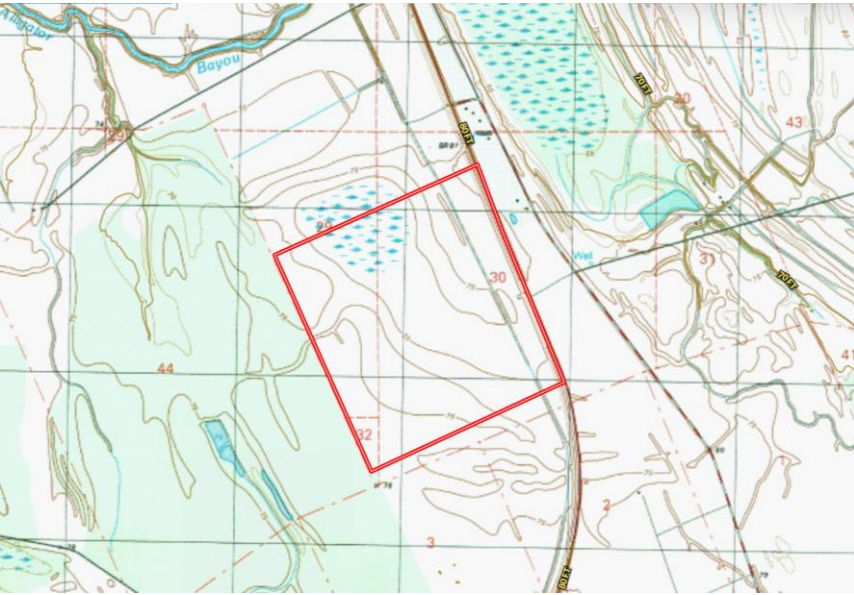


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Topo Map



Tensas River National Wildlife Refuge

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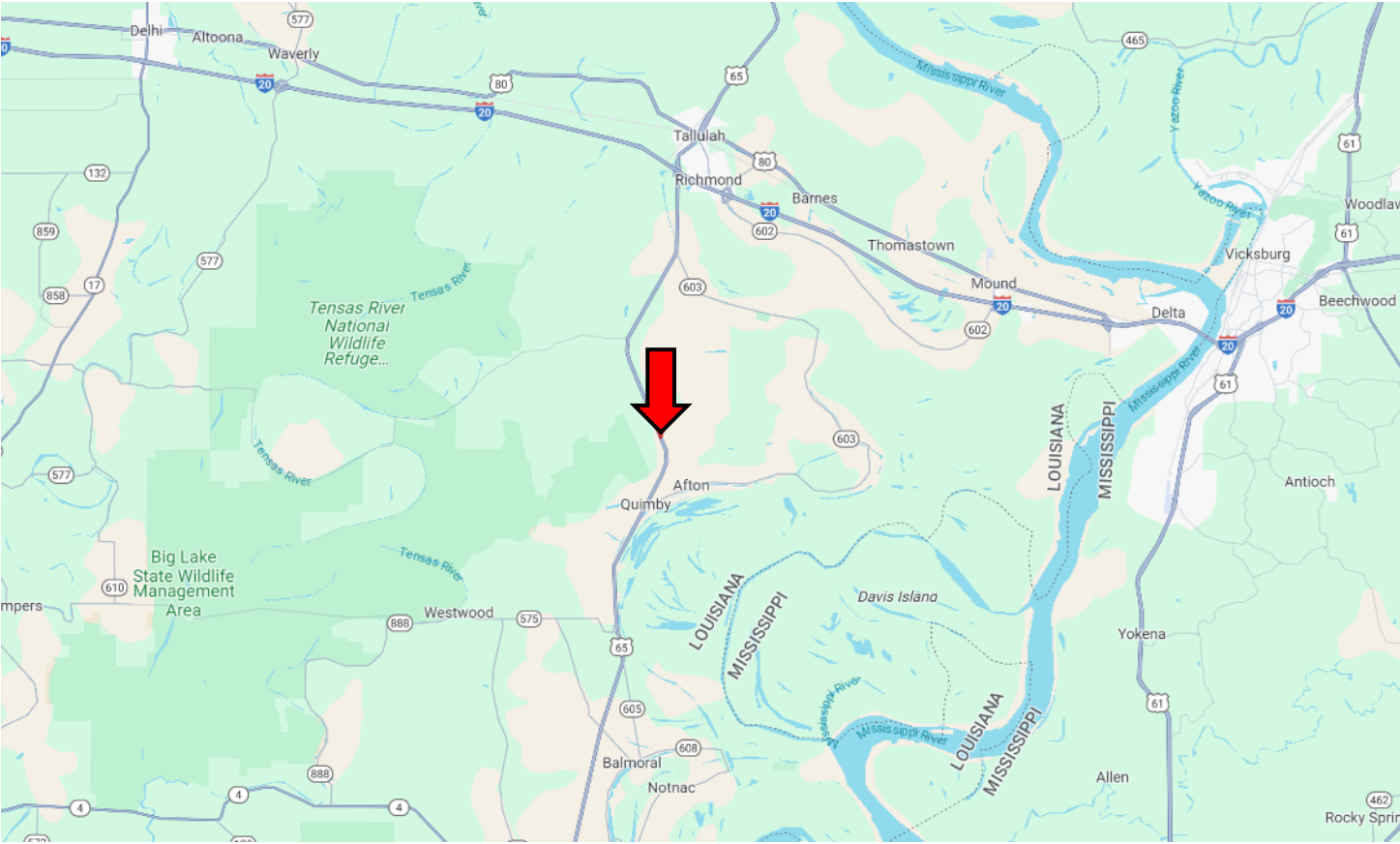
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Directional Map



Directions from I-20 and Hwy 65 in Tallulah, LA: Take exit 171 towards Vidalia/Tallulah. Turn left onto Hwy 65 S and travel 9.4 miles. The property entrance will be on your right.
GOOGLE MAP LINK



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