SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

760± ACRES
TENSAS PARISH, LA

$3,800,000



OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE TENSAS 760

PROPERTY PROFILE

LOCATION:

- Old Stagg Road
  Saint Joseph, LA 71366
- Tensas Parish
- 10± Miles SW of Newellton
- 34± Miles SW of Tallulah
- 75± Miles SE of Monroe
- 98± Miles SW of Jackson, MS
- 138± Miles N of Baton Rouge

COORDINATES:

- 32.01230, -91.29815

TAX INFORMATION:

- Parcel: 0002001110

PROPERTY USE:

- Hunting
- Potential Home/Cabin Site
- Potential Timber Investment

PROPERTY INFORMATION:

- 760± Unencumbered Acres
- 2± Miles of Clark Bayou Frontage
- Native 8' High Fence
- Great Interior Roads
- Mature Hardwoods
- Multiple Food Plots
- Existing Box Stands
- Deer & Small Game
- Multiple Bridges
- Electricity On-Site





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HEATH EUBANKS
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2204 N 7th Street, Suite D - West Monroe, LA 71291
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE TENSAS 760

WELCOME TO THE TENSAS 760 ON OLD STAGG ROAD IN SAINT JOSEPH, LOUISIANA. This 760± acre native high-fence hunting property in Tensas Parish is located in an area well known and sought after for its deer hunting. This property offers a combination of mature bottomland hardwoods, established hunting improvements, and quality recreational opportunities and is made up primarily of native bottomland hardwood timber, with multiple food plot locations and several box stands already in place. The deer herd is native, with no imported deer, offering a different approach to high-fence hunting. The Tensas 760 is also completely unencumbered by conservation or other land-use programs, giving a new owner flexibility in how the property is managed.

CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO





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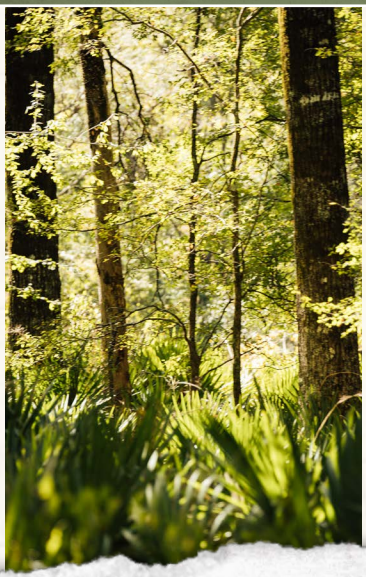
MORE ABOUT THE TENSAS 760

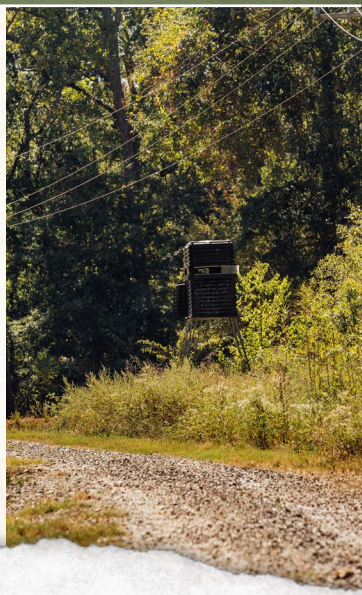
Clark Bayou runs through the tract, providing just over two miles of frontage and adding to the diversity of the Tensas 760. Several miles of internal roads provide convenient access throughout the property, making it easy to reach the different hunting areas, food plots, and stands. An eight-foot high game fence surrounds the entire property, with much of the groundwork already in place for a well-managed hunting operation.

Situated at the end of a private, non-public access road, the property offers exceptional privacy and minimal traffic, with only occasional access by oil field personnel. Power is available on site, making the addition of a cabin or hunting camp a practical option for a new owner. With its acreage, mature native hardwoods, Clark Bayou frontage, and established hunting improvements, the Tensas 760 presents an opportunity to own a substantial recreational property in one of Louisiana's most sought-after deer hunting areas.

Call Heath Eubanks today to schedule a private showing and experience #TheSmallTownWay!







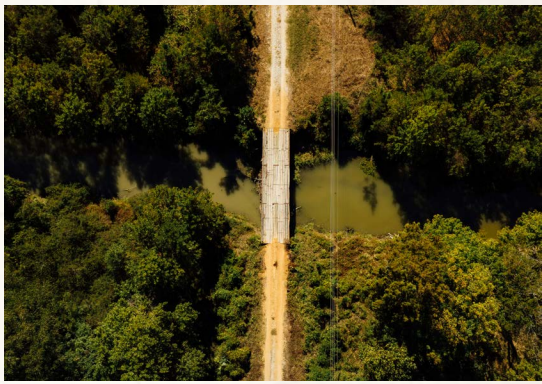


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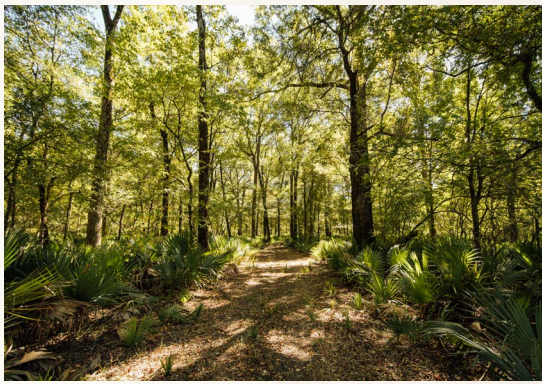
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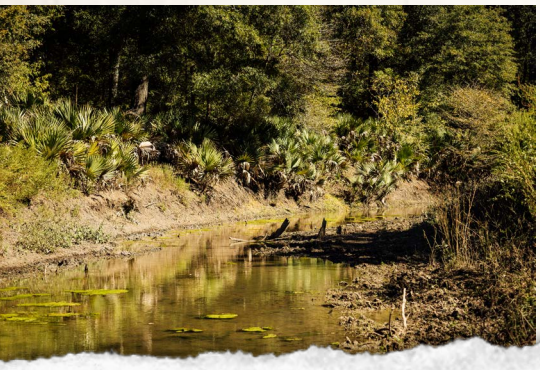
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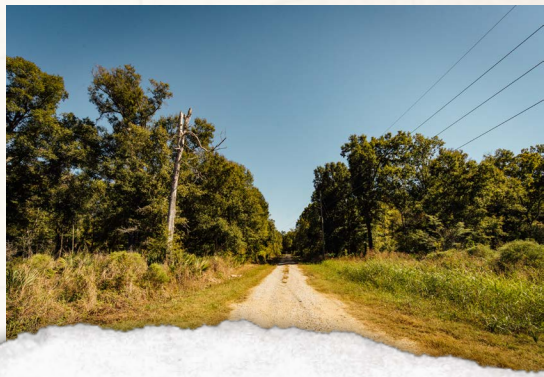














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STREET MAP



INFRARED MAP



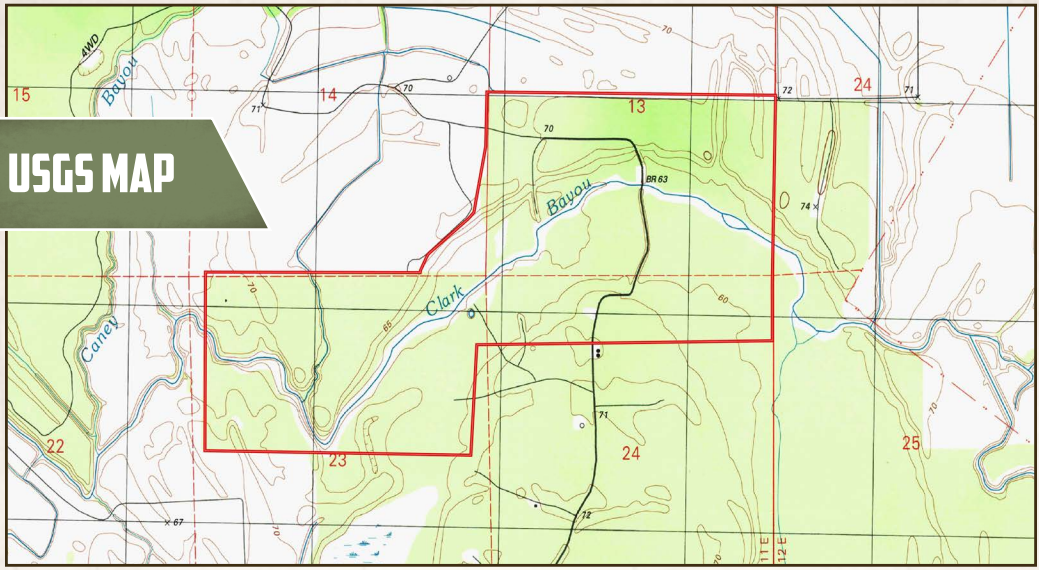


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USGS MAP





WATER MAP



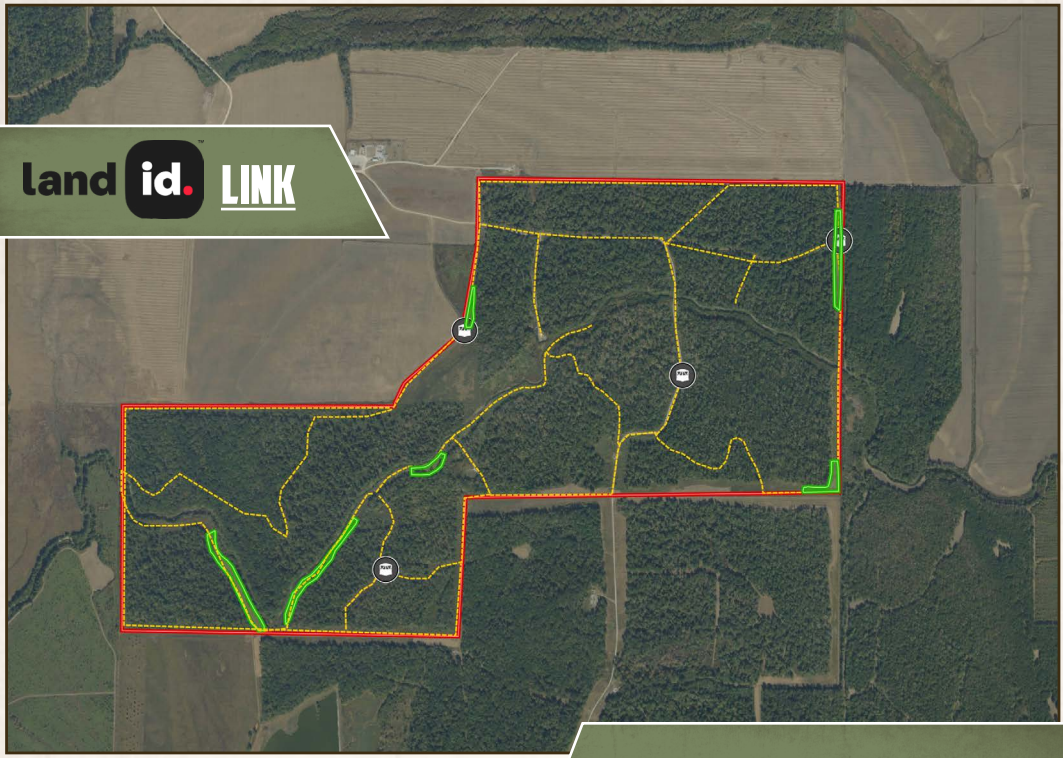
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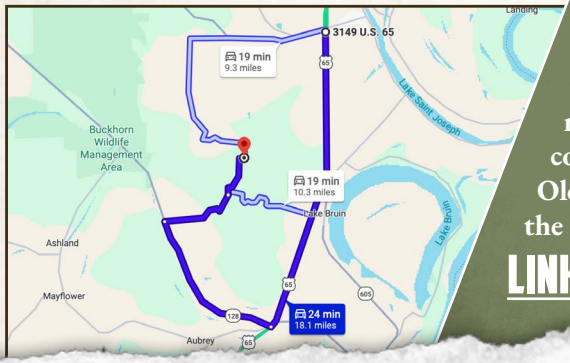
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land id. LINK





Directions From the Intersection of Hwy 65 & Hwy 4 in Newellton, LA: Travel south on Hwy 65 for 9.3 miles. Turn right onto Hwy 128 and continue for 5 miles. Turn right onto Old Stagg Road and proceed 2.4 miles to the property at the end of the road.

LINK TO GOOGLE MAP DIRECTIONS



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