

CONTRACT PENDING · SET PRICE

Bastrop Tract

± 362 Acres | Morehouse County | Louisiana | Near Bastrop

Secluded ±362 Acres in Northeast Louisiana

PRICE	PRICE / ACRE	ACREAGE
\$1,112,197	\$3,075	± 362

PROPERTY OVERVIEW

AFM Real Estate is pleased to offer Flomaton Pines located in Escambia County, Alabama. The offering consists of 2 separate undeveloped tracts with merchantable timber, totaling ±362 acres ready for harvest. Bastrop offers incredible seclusion with existing roads to access the property. The abundant wildlife located in Northeast Louisiana make this a true sportsman's paradise. Whether you're looking to build your dream home or farm or create a private hunting retreat, this land offers unmatched potential. Timber Investment Highlights ±116 acres of 1992 pine plantations. ±104 acres of 1997 pine plantations. ±26 acres of 1987 pine plantations. Minimal hardwood drains. 97% upland convertible lands. Extensively managed. Immediate cash flow potential. Recreational Attributes: Highly desirable hunting area. Surrounded by large timberland and recreational properties. Excellent food sources for all types of wild game. Broker Comments: "Bastrop...

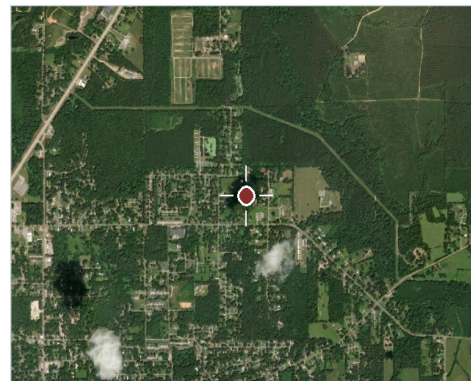
PROPERTY DETAILS

TYPE	ACCESS
Acreage Estates (Farm)	ATV · Dirt Road · Paved Road · Historical
UTILITIES	VIEWS
Electric	Pastureland · Timber

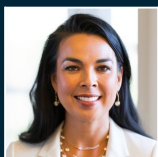
COUNTY TAX PARCEL IDS
9210616NSUB0000

DOCUMENTS INCLUDED
Location Map · Aerial Map · Brochure

LOCATION



Morehouse County, Louisiana



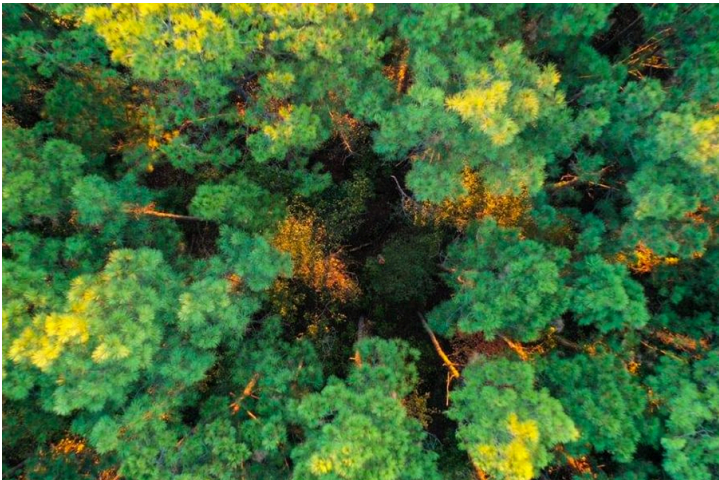
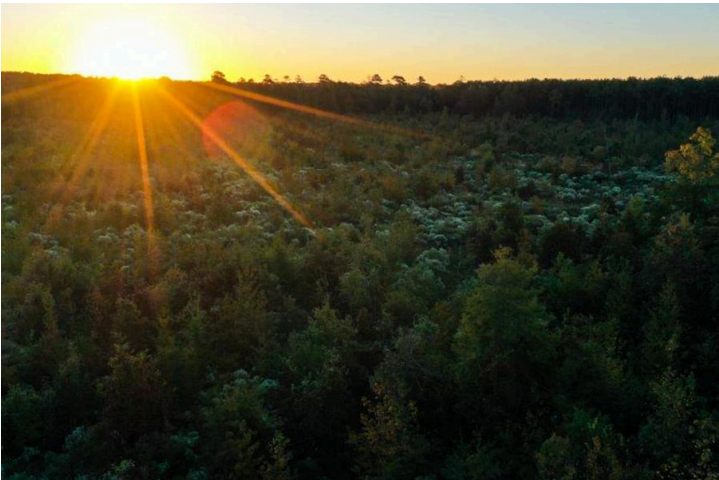
Karen Woodard
Real Estate Salesperson, LA
C: 318.655.4155
Karen.Woodard@afmforest.com
Principal Broker: Eric Gage (Louisiana)

SCAN TO VIEW



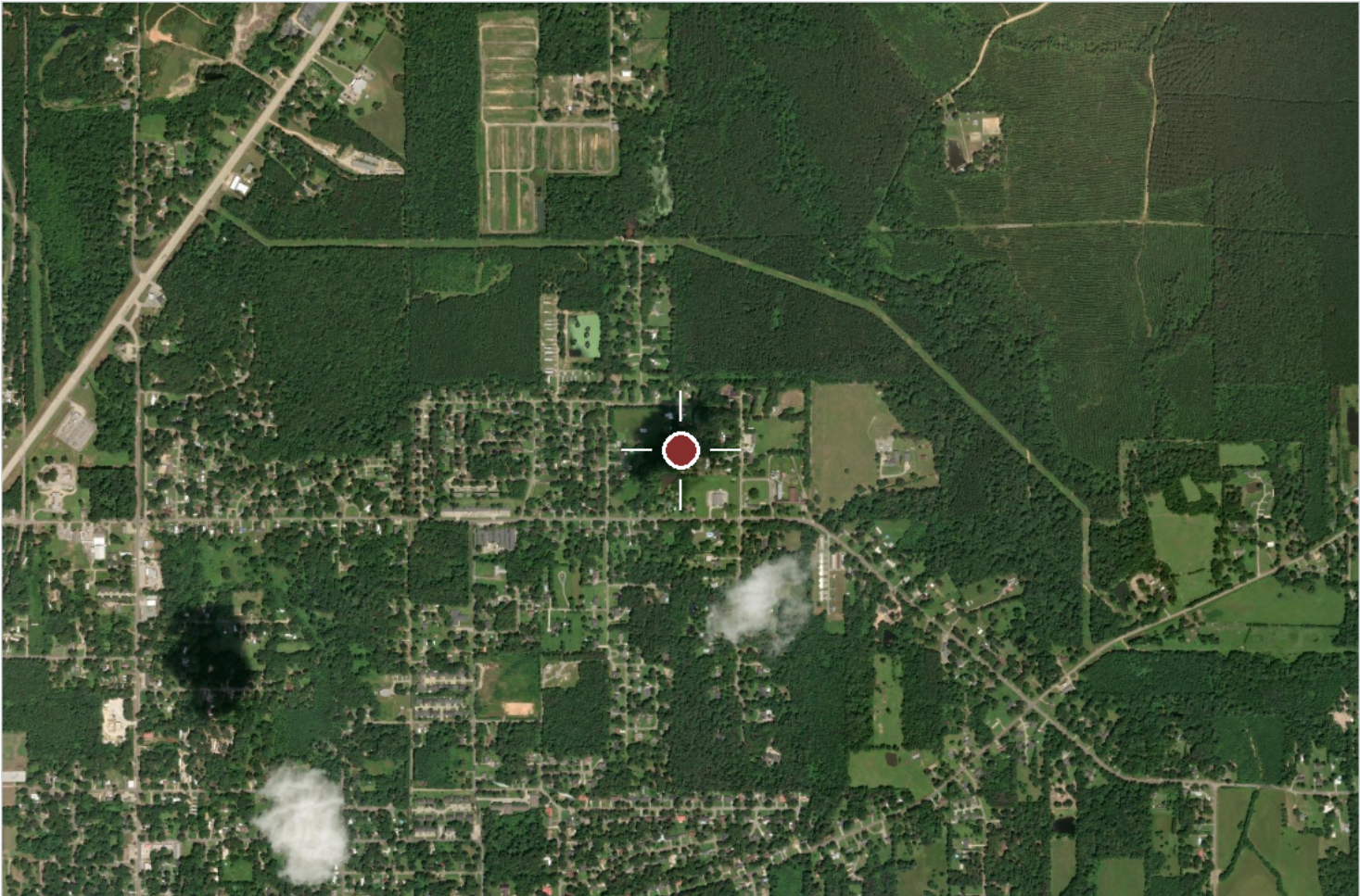
Property Photos

Bastrop Tract · Morehouse County · Louisiana · Near Bastrop

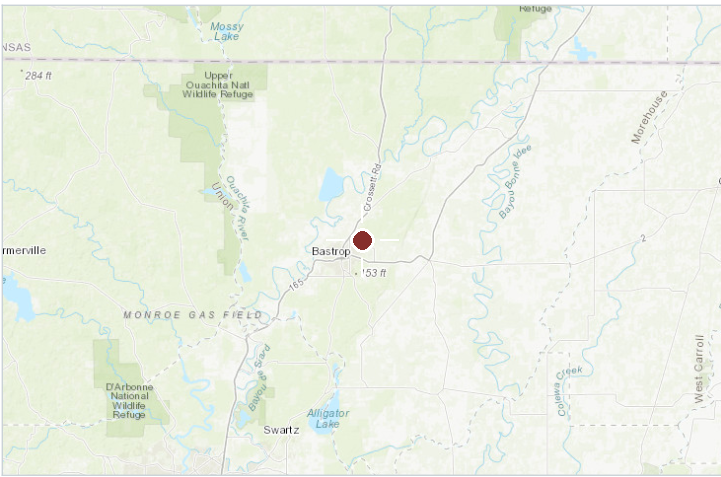


Location & Access

Bastrop Tract · Morehouse County · Louisiana · Near Bastrop



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Morehouse County, Louisiana

NEAREST CITY
Bastrop

APPROXIMATE CENTRE
32.79844, -91.88553

COUNTY TAX PARCEL IDS
9210616NSUB0000

INTERACTIVE MAP



<https://www.id.land/maps/00bb5eadb2c7f39ce1809322c67793e3/share>

BASTROP TIMBERLANDS

Morehouse County, LA
+/- 361.77 Acres

Data derived from ESRI and US Census Data.
AFM does not guarantee map scale and accuracy,
timber stand information, acreage estimates or
any other information.

American Forest Management
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Nathan Greer
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Cell: (478) 232-9241



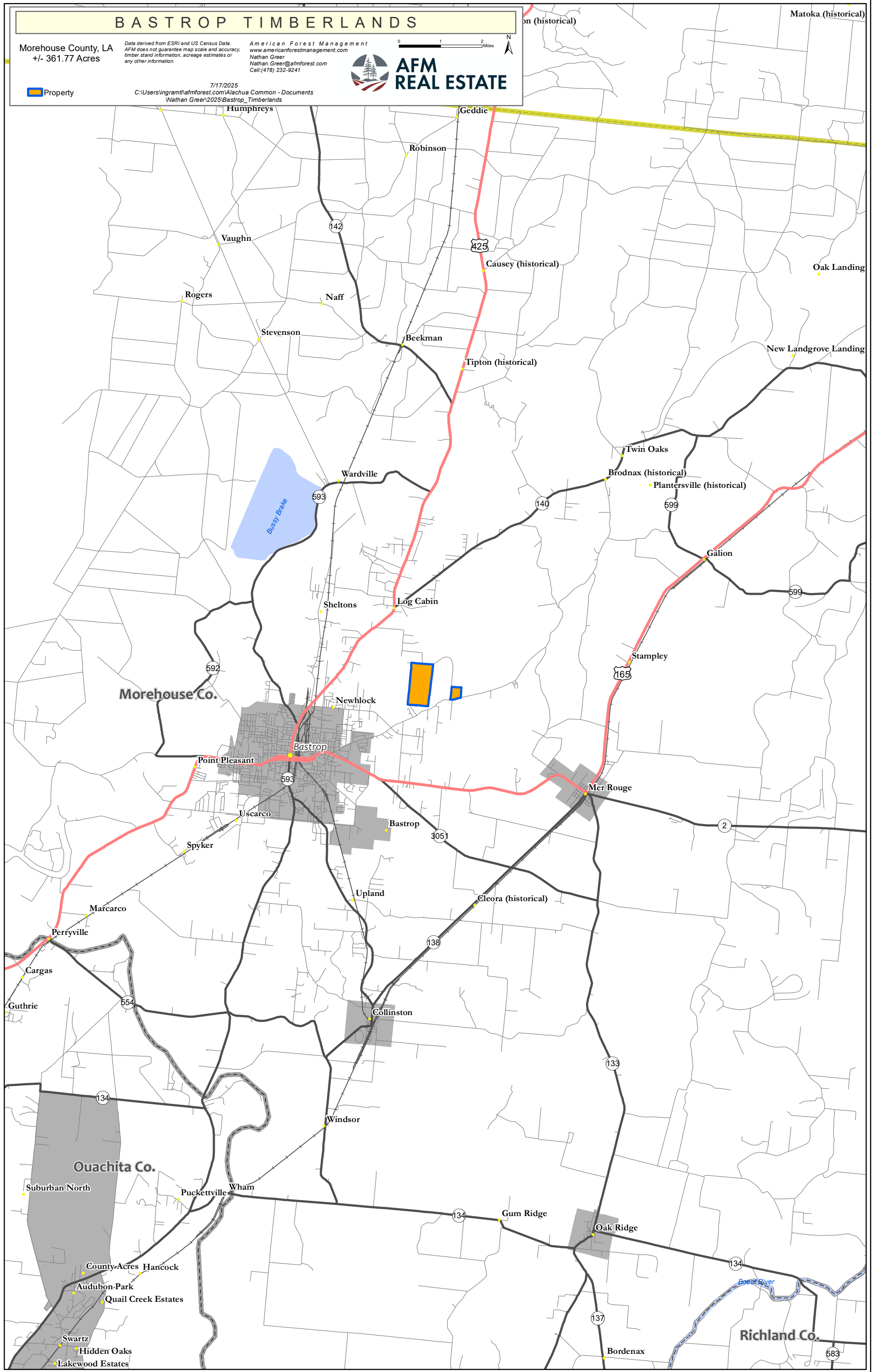
AFM
REAL ESTATE

0 1 2 Miles



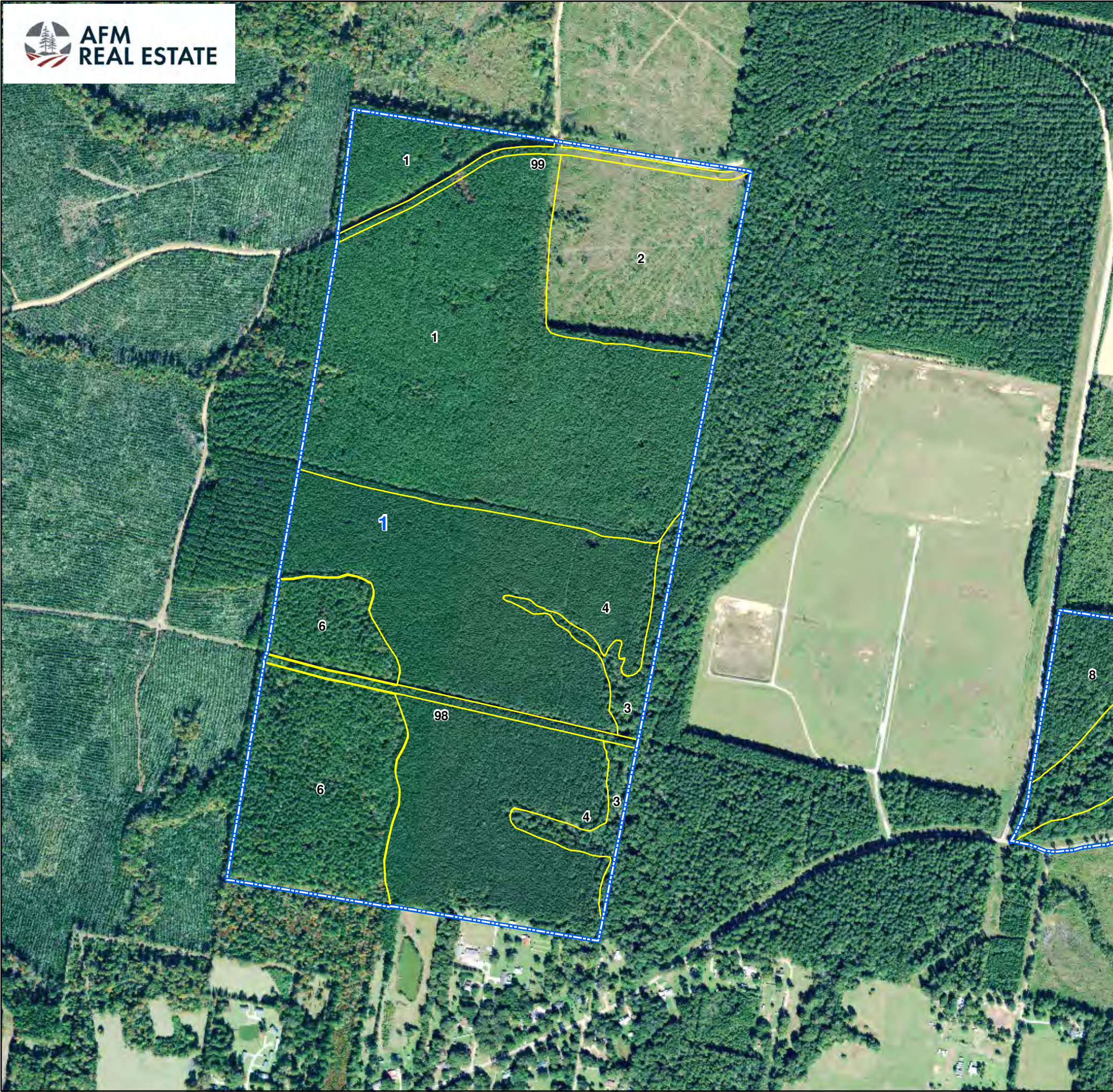
Property

7/17/2025
C:\Users\ingramt\afmforest.com\Alachua Common - Documents
Nathan Greer\2025\Bastrop_Timberlands





AFM
REAL ESTATE





Bastrop Timberlands Morehouse, LA

Bastrop Timberlands

361.77 Acres
\$1,112,197 or \$3075/Ac
Morehouse, LA.

The Offering:

AFM Real Estate is pleased to offer Bastrop Timberlands located in Bastrop, Morehouse Parish. The offering consists of 2 separate undeveloped tracts with merchantable timber, totaling ± 362 acres ready for harvest. Bastrop offers incredible seclusion with existing roads to access the property. The abundant wildlife located in Northeast Louisiana make this a true sportsman's paradise. Whether you're looking to build your dream home or farm or create a private hunting retreat, this land offers unmatched potential.

Timber Investment Highlights

- 116 acres of 1992 pine plantations.
- 104 acres of 1997 pine plantations.
- 26 acres of 1987 pine plantations.
- Minimal hardwood drains.
- 97% upland convertible lands.
- Extensively managed.
- Immediate cash flow potential.

Recreational Attributes:

- Highly desirable hunting area.
- Surrounded by large timberland and recreational properties.
- Excellent food sources for all types of wild game.

Broker Comments:

"Bastrop Timberlands is a great opportunity to own a tract of thriving pine plantations with excellent accessibility in Northeast LA. Bastrop Timberlands is a ticket to lasting value and recreational adventures."



CONTACT:

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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.