



ACTIVE · SET PRICE

Forest River Tract 1

± 37 Acres | Beauregard County | Louisiana | Near Merryville

Forest River Tract 1

PRICE \$204,400	PRICE / ACRE \$5,600	ACREAGE ± 37
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PROPERTY OVERVIEW

Forest and Flow: The Synergy of the Sabine There is a rare energy where mature timber meets the moving water of the Sabine River. Forest River Tract 1 offers a 36.5-acre sanctuary designed for those who seek both high-energy adventure and deep, nature-loving solitude. This is more than a piece of ground; it is a plug-and-play retreat where the forest meets the flow. **The Morning: Solitude in the Timber** The day begins in the hushed canopy of your private forest. Wake up at your river camp, where the morning's first light filters through towering mature pines and hardwoods. This is the hour for the nature lover: quiet enough to hear the wings of a passing hawk and the steady rhythm of the woods. For the birdwatcher, it is a front-row seat to a thriving, undisturbed habitat where your only neighbor is the local wildlife. **The Afternoon: Energy on the River** As the sun climbs, the "flow" takes over. Follow your private trail down to the water'...

PROPERTY DETAILS

ACCESS

Dirt Road

UTILITIES

Electric

WATER FEATURES

River Front

VIEWS

River

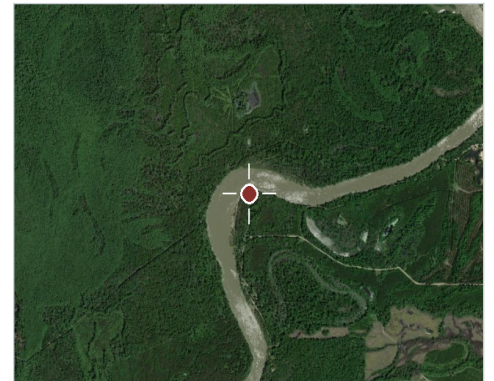
COUNTY TAX PARCEL IDS

0201388509E

DOCUMENTS INCLUDED

Tract Map

LOCATION



Beauregard County, Louisiana



Eric Gage

South Central Real Estate Manager

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Principal Broker: Eric Gage (Louisiana)

Co-Listing: Keith Sorrells · 409.594.5070

SCAN TO VIEW



Property Photos

Forest River Tract 1 · Beauregard County · Louisiana · Near Merryville

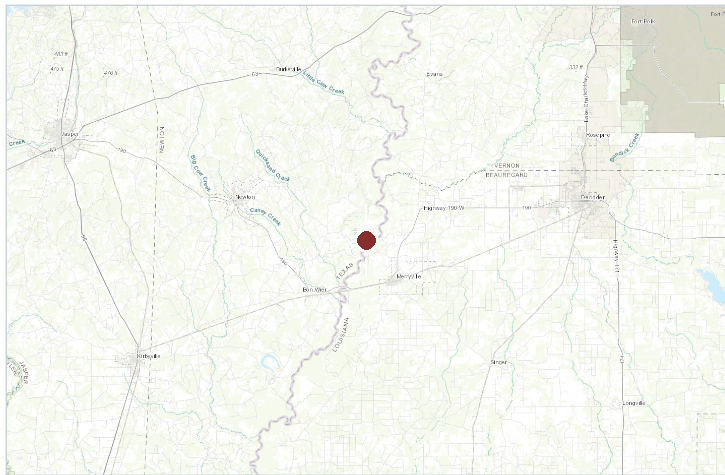


Location & Access

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



Regional locator

COUNTY & STATE
Beauregard County, Louisiana

NEAREST CITY
Merryville

APPROXIMATE CENTRE
30.80145, -93.58199

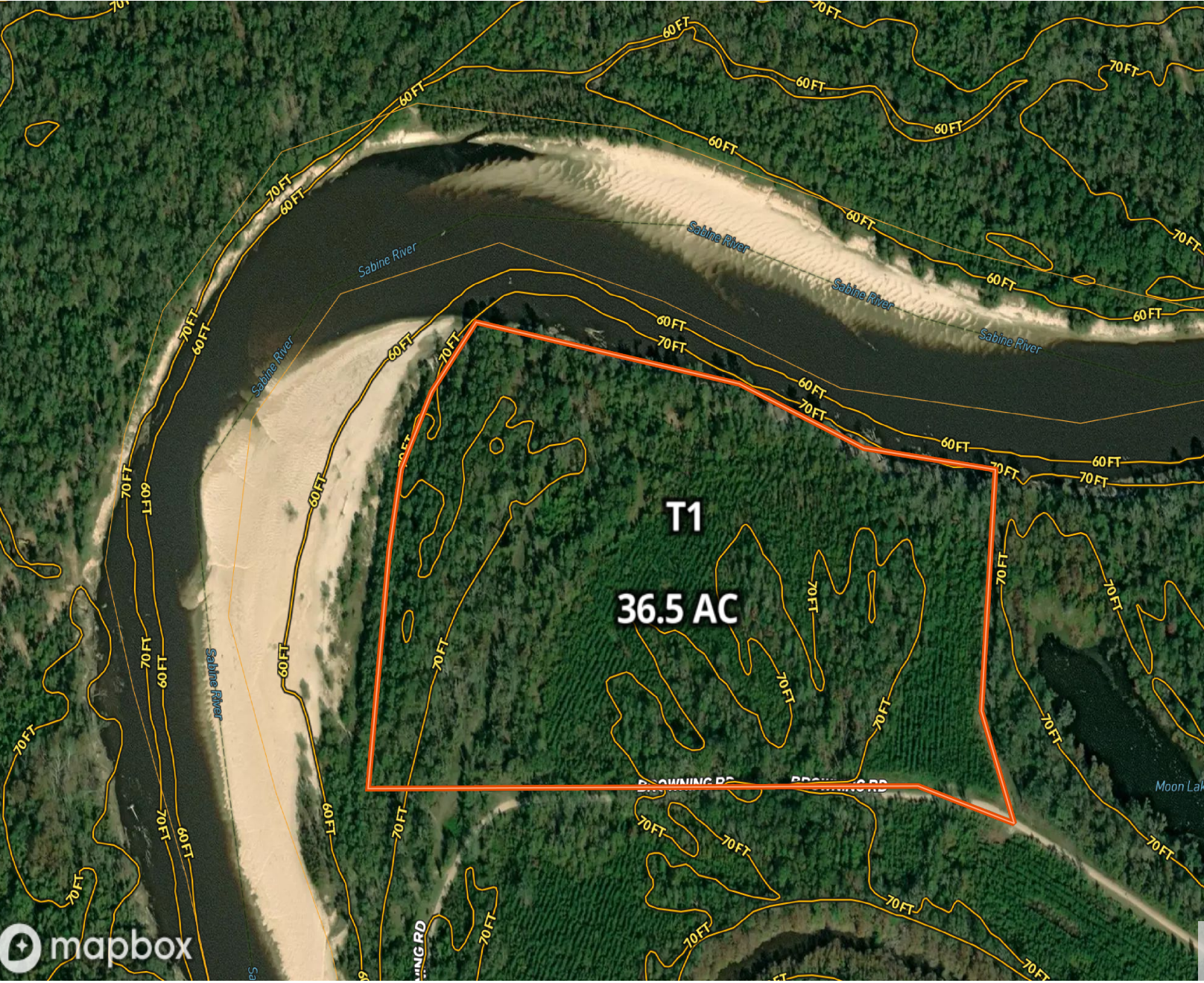
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INTERACTIVE MAP



<https://id.land/maps/1c4324071bdbdc318f07156bbd5c4cd0/share>

Forest River T1
Beauregard Parish, Louisiana, 36.5 AC +/-



Tract 136.5

Keith Sorrells