



ACTIVE · SET PRICE

## Forest River Tract 2

± 12 Acres | Beauregard County | Louisiana | Near Merryville

*Forest River Tract 2*

| PRICE           | PRICE / ACRE   | ACREAGE     |
|-----------------|----------------|-------------|
| <b>\$79,879</b> | <b>\$6,946</b> | <b>± 12</b> |

### PROPERTY OVERVIEW

Private river frontage located on the Sabine River. This tract offers a unique and rare recreational opportunity, ±11.5 acre riverfront tract along a scenic bend of the Sabine River. Offering a rare combination of privacy, natural beauty, and recreation opportunity. The property features mature timber, and diverse wildlife habitat. Access is provided via Browning Road, allowing for convenient entry while maintaining a secluded setting. The sandy river frontage and expansive views create an ideal location for a weekend retreat. This is a legacy property offering the opportunity to enjoy today and pass down for generations.

### PROPERTY DETAILS

#### ACCESS

Dirt Road

#### UTILITIES

Electric

#### WATER FEATURES

River Front

#### VIEWS

River

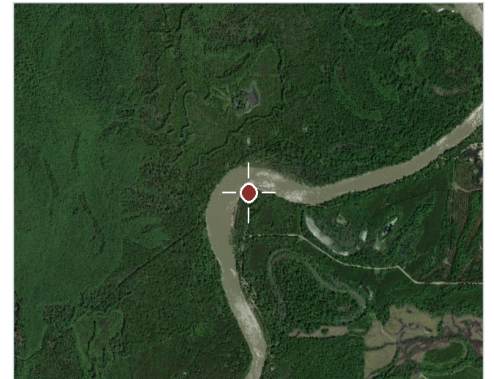
#### COUNTY TAX PARCEL IDS

0201388509E

#### DOCUMENTS INCLUDED

Tract 2 Map

### LOCATION



Beauregard County, Louisiana



### Keith Sorrells

Real Estate Salesperson LA, TX

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Principal Broker: Eric Gage (Louisiana)

Co-Listing: Eric Gage · 936.676.7034

SCAN TO VIEW



# Property Photos

Forest River Tract 2 · Beauregard County · Louisiana · Near Merryville

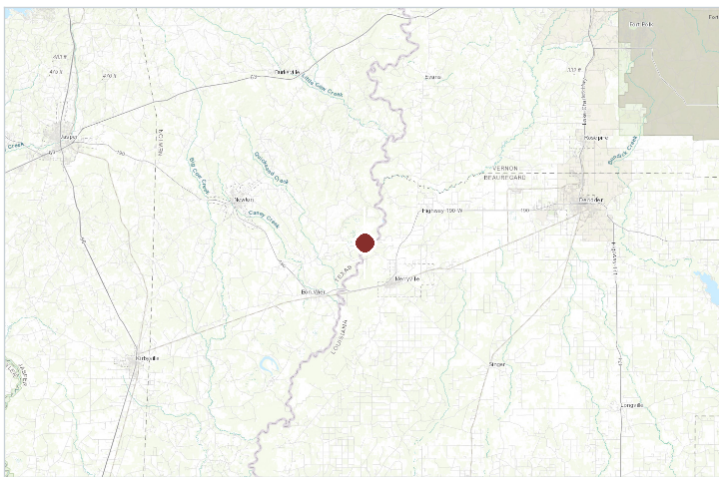


# Location & Access

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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**

## COUNTY TAX PARCEL IDS

**0201388509E**

## INTERACTIVE MAP



<https://id.land/maps/af37fd7dc213ff63dfe39c7db14a4f2b/share>

Forest River T2  
Beauregard Parish, Louisiana, 11.5 AC +/-



 Boundary

Keith Sorrells