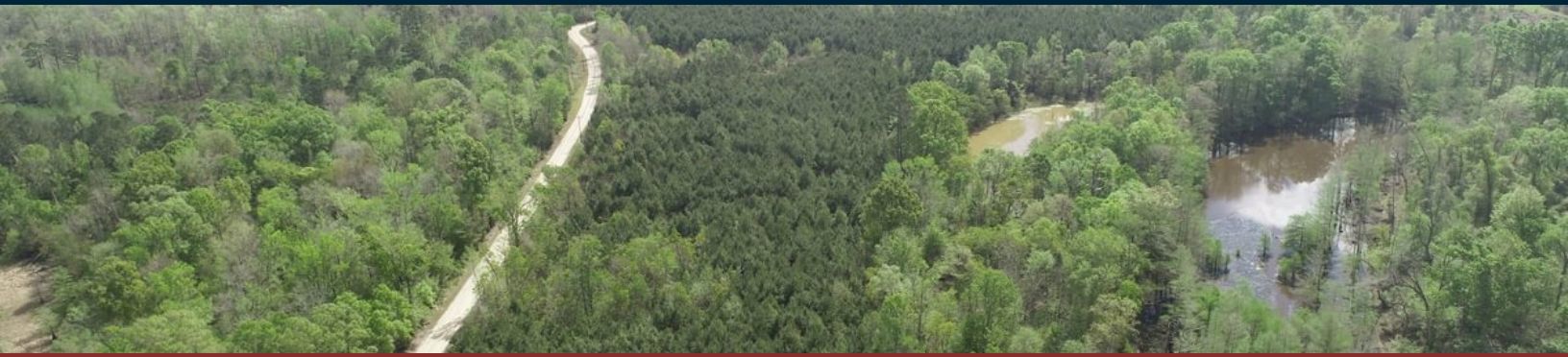




ACTIVE · SET PRICE

Forest River Tract 3

± 17 Acres | Beauregard County | Louisiana | Near Merryville

Forest River Tract 3

PRICE	PRICE / ACRE	ACREAGE
\$118,765	\$6,865	± 17

PROPERTY OVERVIEW

Private river adjacent tract located near the Sabine River. This tract offers a unique and rare recreational opportunity, ±17.3 acre river tract near the scenic 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. This river adjacent tract offers 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

WATER FEATURES

Marsh

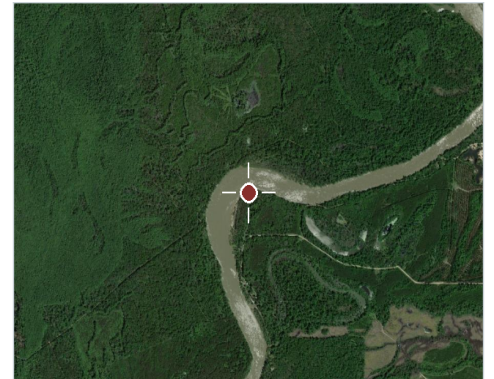
COUNTY TAX PARCEL IDS

0201388509E

DOCUMENTS INCLUDED

Tract 3 map

LOCATION



Beauregard County, Louisiana



Eric Gage

South Central Real Estate Manager

O: 936.676.7034 C: 936.676.7034

eric.gage@afmforest.com

Principal Broker: Eric Gage (Louisiana)

Co-Listing: Keith Sorrells · 409.594.5070

SCAN TO VIEW



Property Photos

Forest River Tract 3 · Beauregard County · Louisiana · Near Merryville

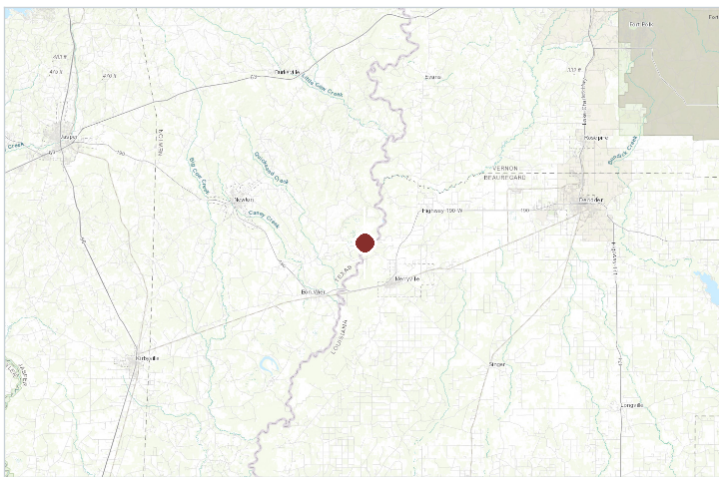


Location & Access

Forest River Tract 3 · Beauregard County · Louisiana · Near Merryville



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/d9a4ff50ba5923809d67938b484ce67b/share>

Forest River T3
Beauregard Parish, Louisiana, 17.3 AC +/-



 Boundary 1

Keith Sorrells