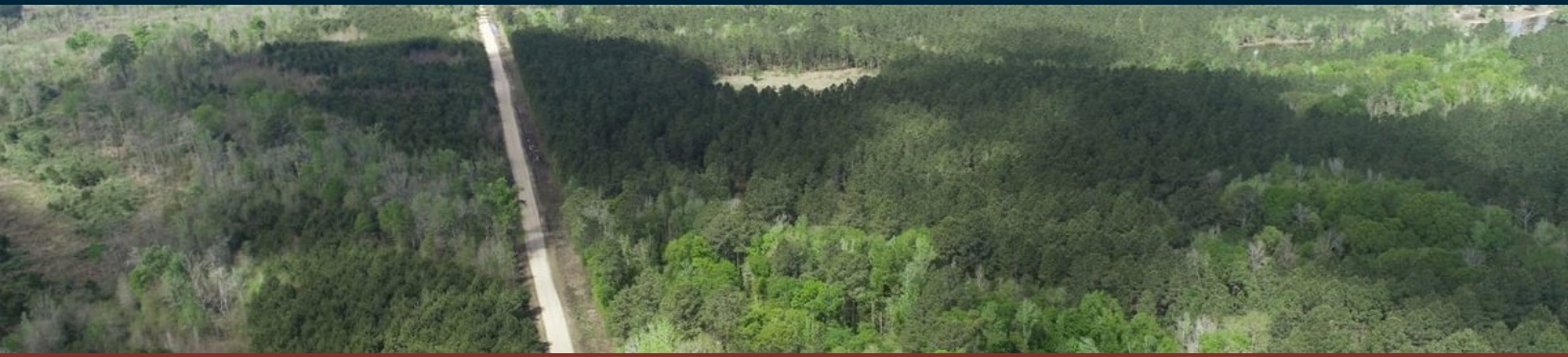




ACTIVE · SET PRICE

Forest River Tract 14

± 84 Acres | Beauregard County | Louisiana | Near Merryville

Forest River Tract 14

PRICE	PRICE / ACRE	ACREAGE
\$329,700	\$3,925	± 84

PROPERTY OVERVIEW

Private river adjacent tract located near the Sabine River. This tract offers a unique and rare recreational opportunity, ±84 acre river bottom land this tract is near the scenic Sabine River. This Tract offers several ponds for fishing, boating, or waterfowling opportunities. 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 expansive views creating an ideal location for a weekend retreat. This is a legacy property offering the opportunity to enjoy today and pass down for generations.

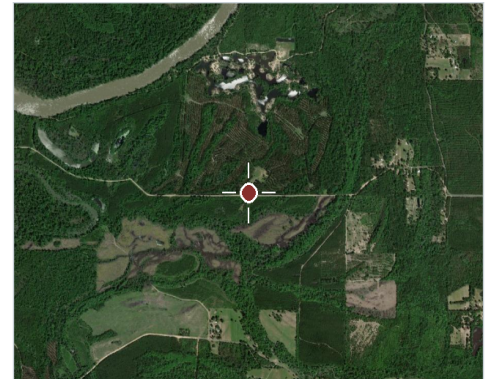
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	Gravel Road
UTILITIES	VIEWS
Electric	Pond · Timber · Lake

COUNTY TAX PARCEL IDS
0201388509E

DOCUMENTS INCLUDED
Forest River Tract 14

LOCATION



Beauregard County, Louisiana



Keith Sorrells

Real Estate Salesperson LA, TX
C: 409.594.5070
keith.sorrells@afmforest.com
Principal Broker: Eric Gage (Louisiana)
Co-Listing: Eric Gage · 936.676.7034

SCAN TO VIEW



Property Photos

Forest River Tract 14 · Beauregard County · Louisiana · Near Merryville

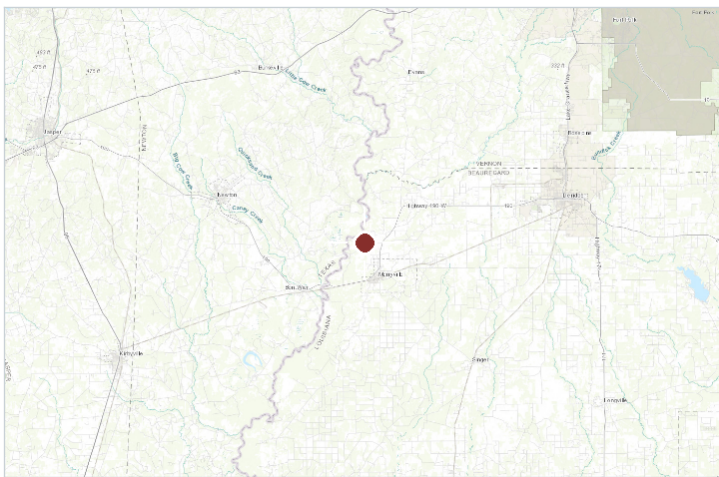


Location & Access

Forest River Tract 14 · 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

30.7959, -93.55951

COUNTY TAX PARCEL IDS

0201388509E

INTERACTIVE MAP



<https://id.land/maps/1c97f4814d2e8840379570cf92eb7885/share>

Forest River T14
Beauregard Parish, Louisiana, 84 AC +/-



 Boundary 1

Keith Sorrells