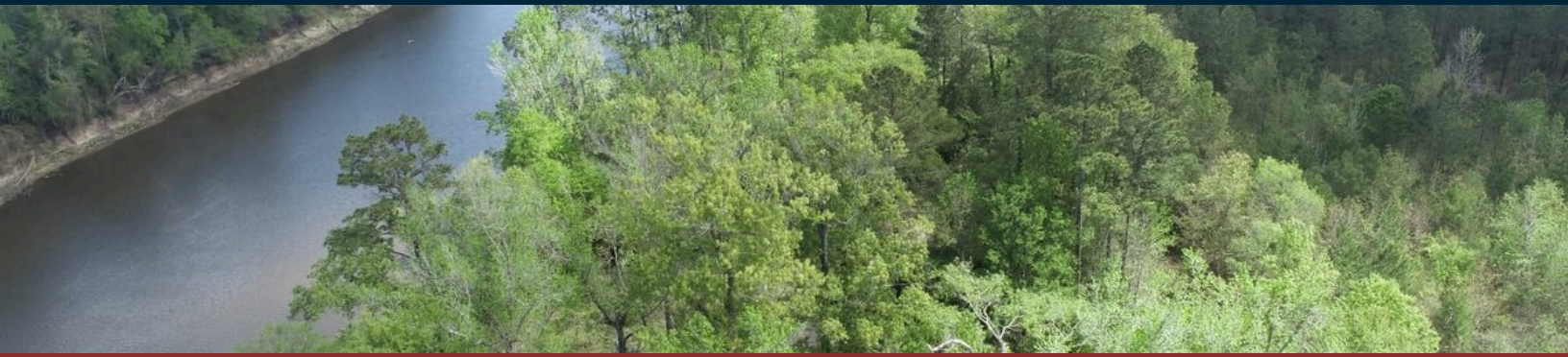




ACTIVE · SET PRICE

Forest River Tract 7

± 19 Acres | Beauregard County | Louisiana | Near Merryville

[The Emerald Oxbow](#) | [±19.4-Acre Riverfront Retreat](#)

PRICE	PRICE / ACRE	ACREAGE
\$133,938	\$6,904	± 19

PROPERTY OVERVIEW

Tucked deep within Beauregard Parish, Tract 7 offers a rare combination of Sabine River frontage and a private interior pond—a pairing seldom found on a tract of this size. Encompassing ±19.4 acres, this property is designed for those who value seclusion, water, and the freedom to build something lasting. The Emerald Pond Hidden within the timber, this secluded pond is lined with lily pads and surrounded by hardwoods, creating a quiet, tucked-away setting ideal for fishing, wildlife, or simply unplugging. Sabine River Frontage The northern boundary meets the Sabine River, offering direct access along a sandy bank with calm stretches of water—perfect for casting a line or easing into a kayak. Diverse Timber Structure & Habitat The property features distinct stands of mid-rotation loblolly pine alongside pockets of native hardwoods, creating natural transitions across the landscape. This separation not only enhances visual appeal but also...

PROPERTY DETAILS

ACCESS

Dirt Road

WATER FEATURES

Ponds · River Front

COUNTY TAX PARCEL IDS

0201388509E

DOCUMENTS INCLUDED

Tract 7 map

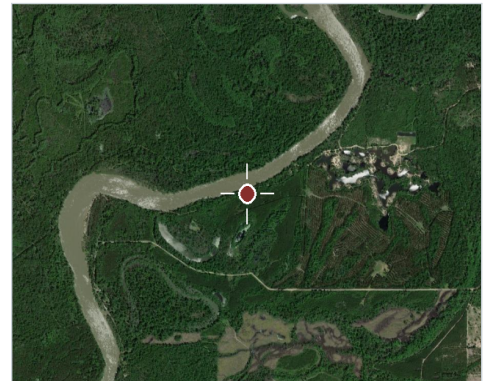
UTILITIES

Electric

VIEWS

River

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 7 · Beauregard County · Louisiana · Near Merryville

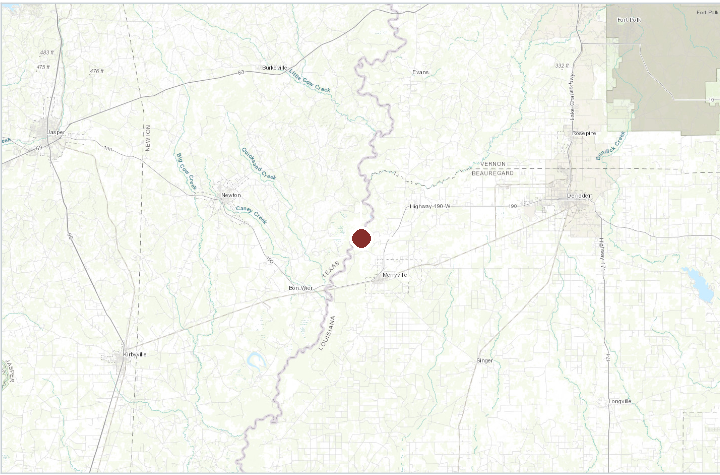


Location & Access

Forest River Tract 7 · 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
30.8018, -93.56978

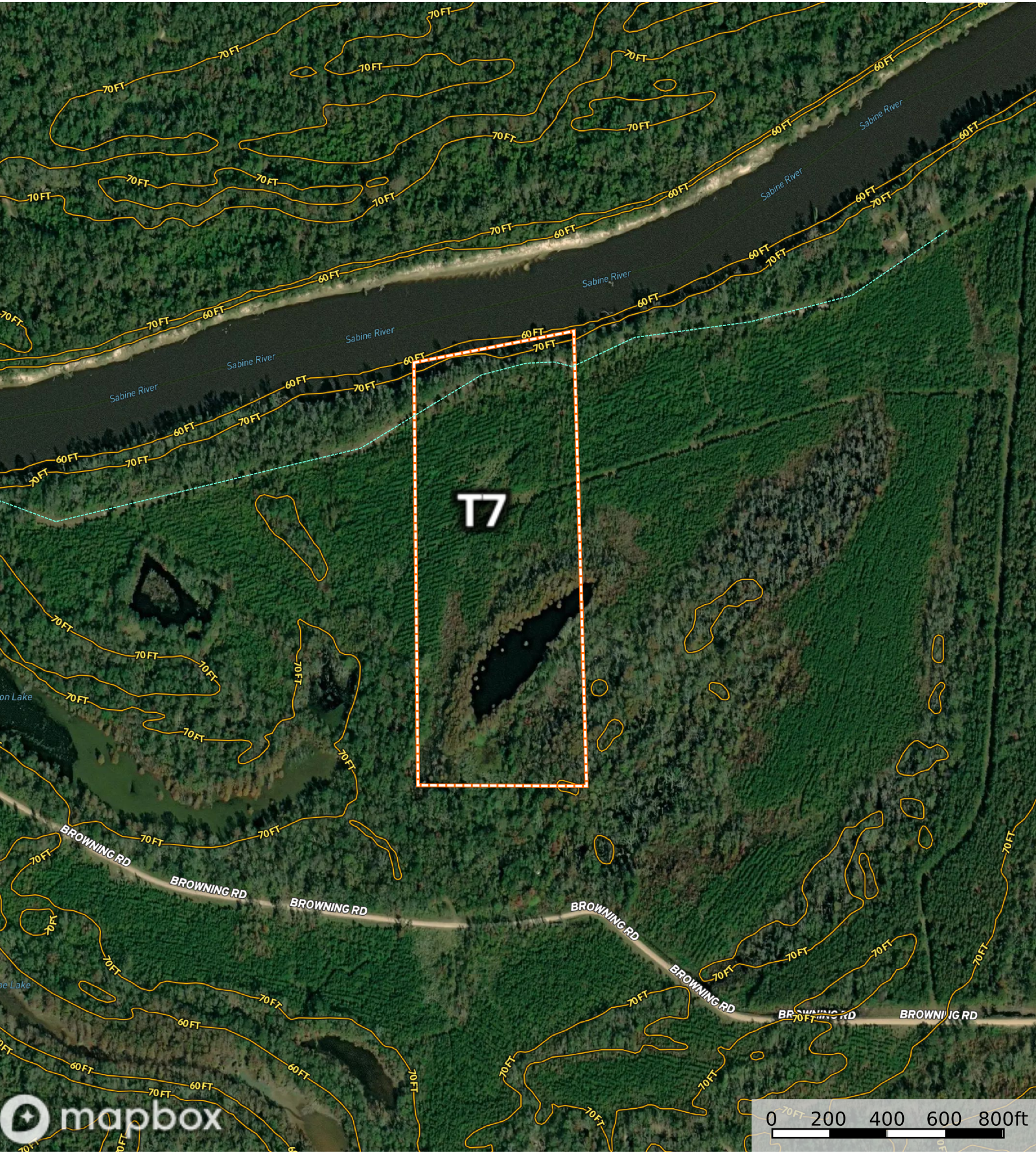
COUNTY TAX PARCEL IDS
0201388509E

INTERACTIVE MAP



<https://id.land/maps/dc1807fd186b20532cf2abaff604826/share>

Forest River T7
Beauregard Parish, Louisiana, 19.4 AC +/-



..... Transmission Line 1
Boundary 1