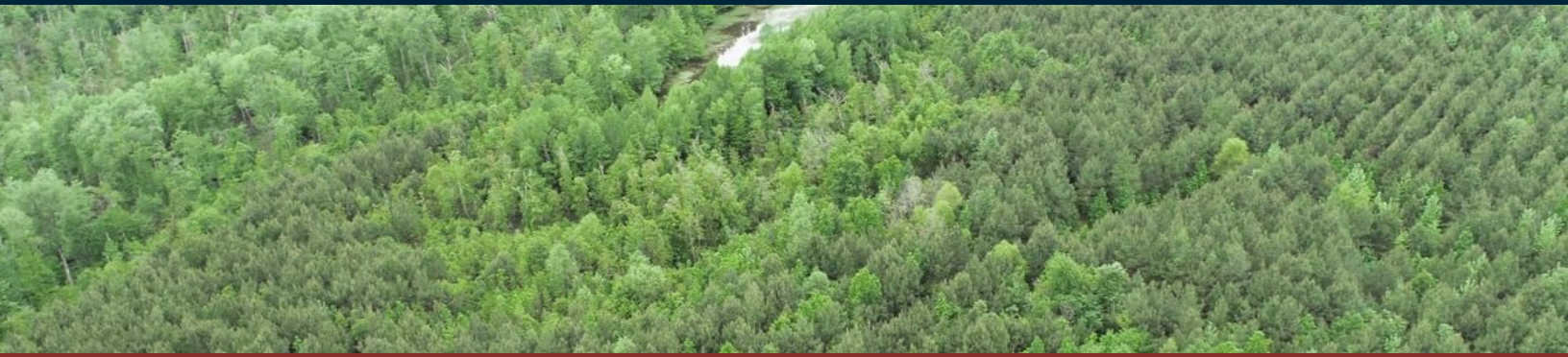




ACTIVE · SET PRICE

Forest River Tract 8

± 21 Acres | Beauregard County | Louisiana | Near Merryville

□ *The River's Edge* | ±21.3 Acres on a Sabine River Bluff

PRICE	PRICE / ACRE	ACREAGE
\$145,586	\$6,835	± 21

PROPERTY OVERVIEW

Set along a scenic stretch of the Sabine River, Tract 8 offers ±21.3 acres of elevated riverfront defined by a natural high-bank bluff overlooking the water. This is a recreation-focused tract built for those who want both access to the river and a commanding view above it. Elevated River Bluff A true standout feature, the bluff provides wide views of the Sabine River and a naturally elevated setting for a cabin or campsite—positioned above the river with a strong sense of separation from the water below. Direct River Access Below At the base of the bluff, the river offers a calm, fishable stretch with a natural bank—ideal for casting a line, launching a kayak, or cooling off in the water. Several spots along the bluff line offer great potential for a cabin, RV setup, or weekend camp, giving you options to shape the property around how you want to use it. A mix of loblolly pine stands and native hardwood bottoms creates a quiet, buffere...

PROPERTY DETAILS

ACCESS

Dirt Road

WATER FEATURES

Ponds · River Front

COUNTY TAX PARCEL IDS

0201388509E

DOCUMENTS INCLUDED

tract 8 map

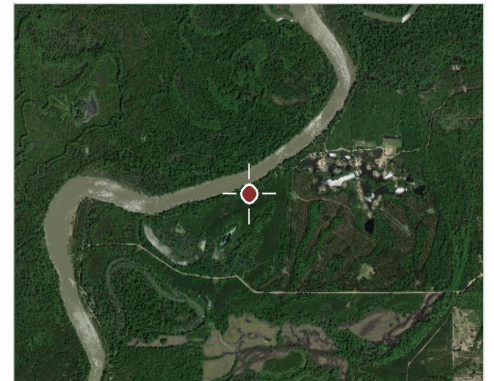
UTILITIES

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 8 · Beauregard County · Louisiana · Near Merryville

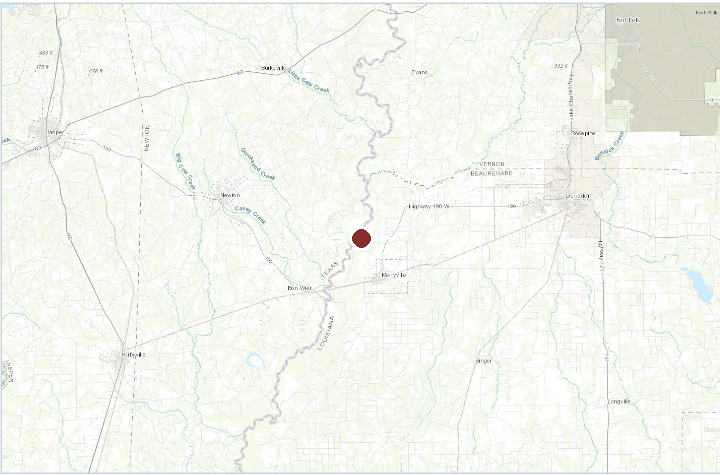


Location & Access

Forest River Tract 8 · 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
30.80199, -93.56841

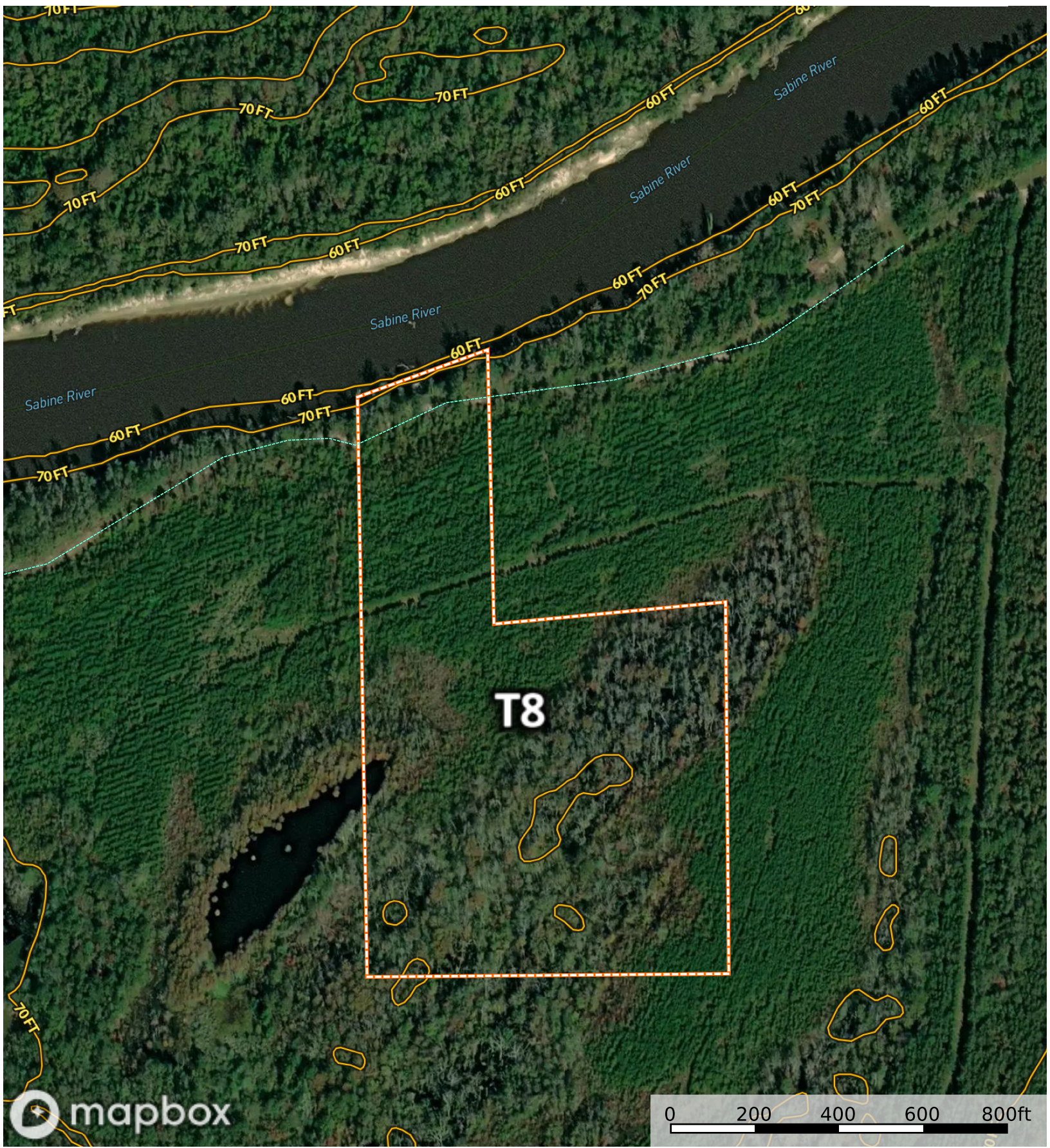
COUNTY TAX PARCEL IDS
0201388509E

INTERACTIVE MAP



<https://id.land/maps/19e16ea20739e26d1129b2dfff35950d/share>

Forest River T8
Louisiana, 21.3 AC +/-



..... Transmission Line 1



tract 8