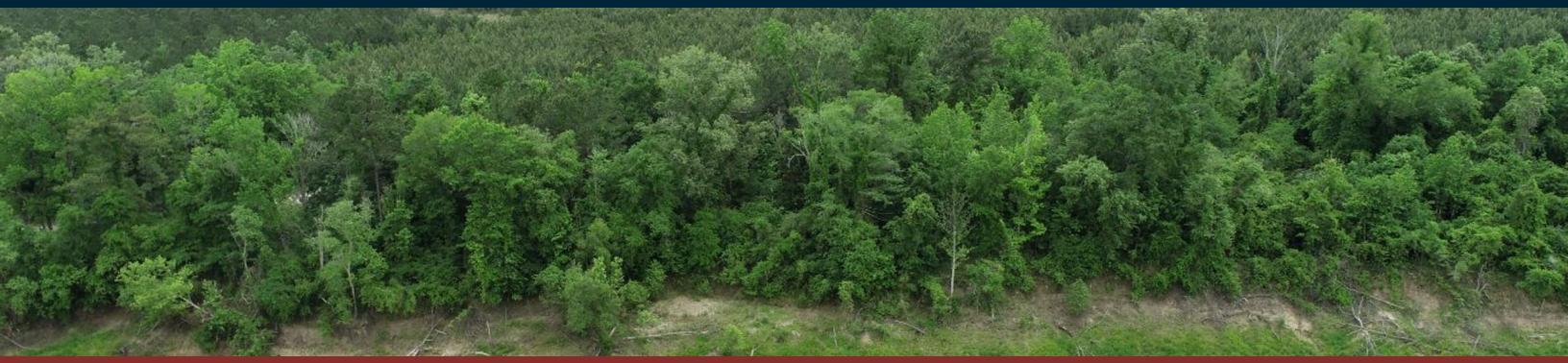

ACTIVE · SET PRICE

Forest River Tract 9

± 5 Acres | Beauregard County | Louisiana | Near Merryville

The Sabine Gateway | ±5.4-Acre Riverfront Entry

PRICE	PRICE / ACRE	ACREAGE
$49,950	$9,250	± 5

PROPERTY OVERVIEW

Positioned along a scenic stretch of the Sabine River, Tract 9 offers ±5.4 acres of elevated riverfront—a rare opportunity to own a private, manageable piece of river property at an approachable price point. Designed for simplicity and immediate enjoyment, this tract is ideal for those looking to establish a weekend basecamp without the overhead of a larger property. Elevated Riverfront Setting The land sits along a natural high bank overlooking the river, offering a scenic vantage point for a camp or cabin setup while maintaining easy access to the water below. Direct River Access A stretch of the Sabine River lines the property, with calm water and a natural bank suited for fishing, kayaking, or a quick escape to the water's edge. Ready-to-Use Footprint With its smaller size and existing access, this tract is easy to step into and enjoy immediately—whether for an RV setup, small cabin, or simple weekend retreat. Natural Cover & Habita...

LOCATION



Beauregard County, Louisiana

PROPERTY DETAILS

ACCESS
Dirt Road

UTILITIES
Electric

WATER FEATURES
River Front

VIEWS
River

COUNTY TAX PARCEL IDS
0201388509E

DOCUMENTS INCLUDED
tract 9 map



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Principal Broker: Eric Gage (Louisiana)
Co-Listing: Eric Gage · 936.676.7034

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated November 3, 2026 · https://www.afmrealestate.com/properties/5.4-acres-land-for-sale-in-beauregard-county-louisiana/forest-river-tract-1-2-2-2-2

Property Photos

Forest River Tract 9 · Beauregard County · Louisiana · Near Merryville











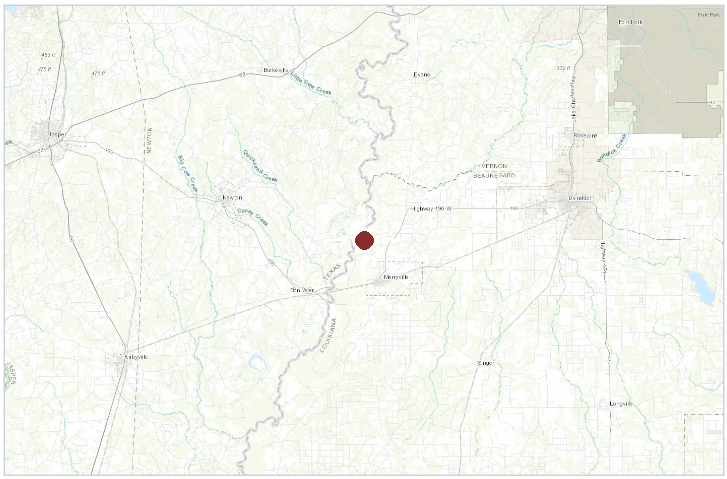


Location & Access

Forest River Tract 9 · 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

30.80217, -93.56753

COUNTY TAX PARCEL IDS

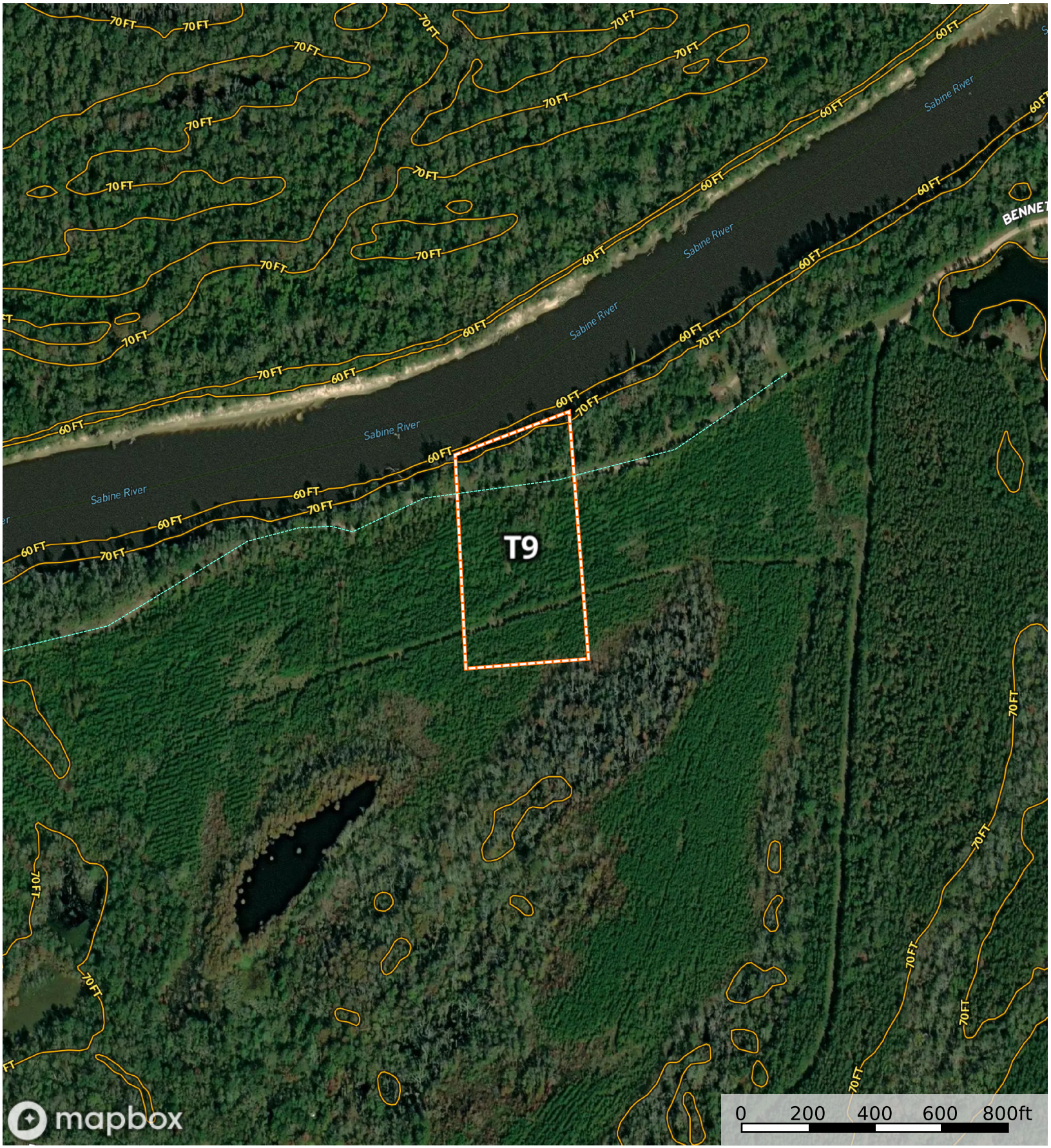
0201388509E

INTERACTIVE MAP

https://id.land/maps/76a38ebc3b8fad1d5f0284b5bc575129/share

Forest River T9

Beauregard Parish, Louisiana, 5.8 AC +/-



Transmission Line 1

tract 9

Keith Sorrells

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