



ACTIVE · SET PRICE

Forest River Tract 11

± 10 Acres | Beauregard County | Louisiana | Near Merryville

[The River View Retreat | ±10.3 Acres](#)

PRICE	PRICE / ACRE	ACREAGE
\$95,790	\$9,300	± 10

PROPERTY OVERVIEW

Tucked just off Bennett Pit Road, Tract 11 offers ±10.3 acres ± of elevated riverfront—an easy-to-reach, private escape along the Sabine River. This tract is built for quick access and immediate enjoyment, with a natural bluff overlooking the river and a layout that makes weekend use simple. The Weekend Escape & Fishing Camp Just Off Bennett Pit Road Conveniently positioned near Bennett Pit Road, the property allows you to get in and out with ease while still maintaining a quiet, off-the-path feel. River View Bluff A natural high-bank overlooks the Sabine, providing a scenic and functional setting for a camper, cabin, or firepit setup above the water. Private River Frontage Direct frontage on the Sabine offers bank fishing opportunities and relaxed time along the water, with natural shoreline features shaping access points. Pine Screening, Hardwood Edge Managed loblolly pine creates a natural buffer near the road, transitioning into m...

PROPERTY DETAILS

ACCESS

Dirt Road

UTILITIES

Electric

WATER FEATURES

River Front

VIEWS

River

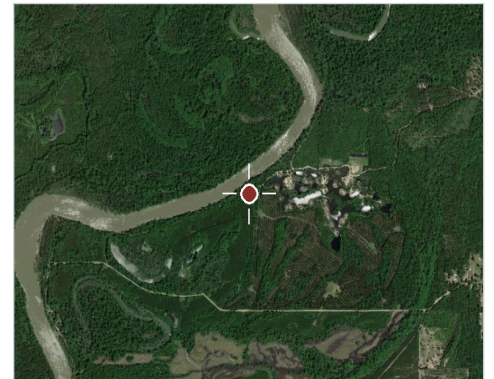
COUNTY TAX PARCEL IDS

0201388509E

DOCUMENTS INCLUDED

Tract 11 map

LOCATION



Beauregard County, Louisiana



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Principal Broker: Eric Gage (Louisiana)

Co-Listing: Eric Gage · 936.676.7034

SCAN TO VIEW



Property Photos

Forest River Tract 11 · Beauregard County · Louisiana · Near Merryville

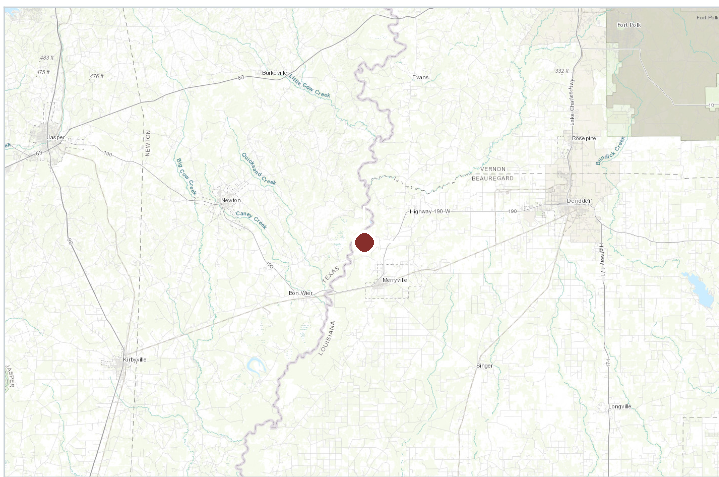


Location & Access

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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

30.80313, -93.5656

COUNTY TAX PARCEL IDS

0201388509E

INTERACTIVE MAP



<https://id.land/maps/f311b5cda966c2fa9ca06a18a23abb3a/share>

Forest River T11
Beauregard Parish, Louisiana, 10.3 AC +/-



T11