



ACTIVE · SET PRICE

Forest River Tract 16

± 90 Acres | Beauregard County | Louisiana | Near Merryville

[Forest River Tract 16 | 90± Acres](#)

PRICE	PRICE / ACRE	ACREAGE
\$298,800	\$3,320	± 90

PROPERTY OVERVIEW

Browning Road | Beauregard Parish, LA As the second largest offering in the Forest River collection, Tract 16 is defined by layout and function. The property is anchored by 2500 feet of Browning Road frontage, creating a clean, usable footprint for a camp. That frontage sits separate from the recreational core, keeping pressure off the rest of the tract. This property has ±22 acres of early succession habitat, a blank slate available for a number of prime hunting locations. From there, the land steps down into ±32 acres of hardwood-lined creek corridor running west to east. This is the property's central spine—a consistent water feature and primary wildlife travel route that ties the entire tract together. South of the creek, the tract splits into a ±17 acre mid-rotation planted pine stand with defined rows and future thinning potential. This pine stand creates a living and developing natural buffer zone for the tract. The property carr...

PROPERTY DETAILS

ACCESS

Dirt Road

UTILITIES

Electric

WATER FEATURES

Creeks / Streams

VIEWS

Timber

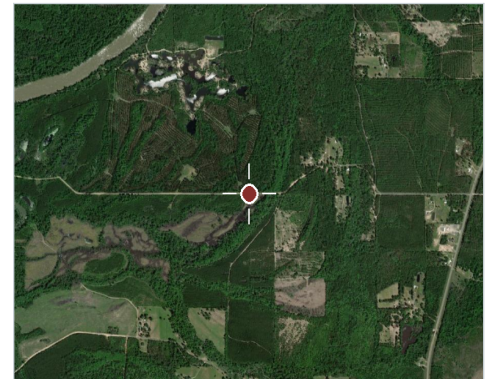
COUNTY TAX PARCEL IDS

0201388509E

DOCUMENTS INCLUDED

tract 16 map

LOCATION



Beauregard County, Louisiana



Keith Sorrells

Real Estate Salesperson LA, TX

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Principal Broker: Eric Gage (Louisiana)

Co-Listing: Eric Gage · 936.676.7034

SCAN TO VIEW



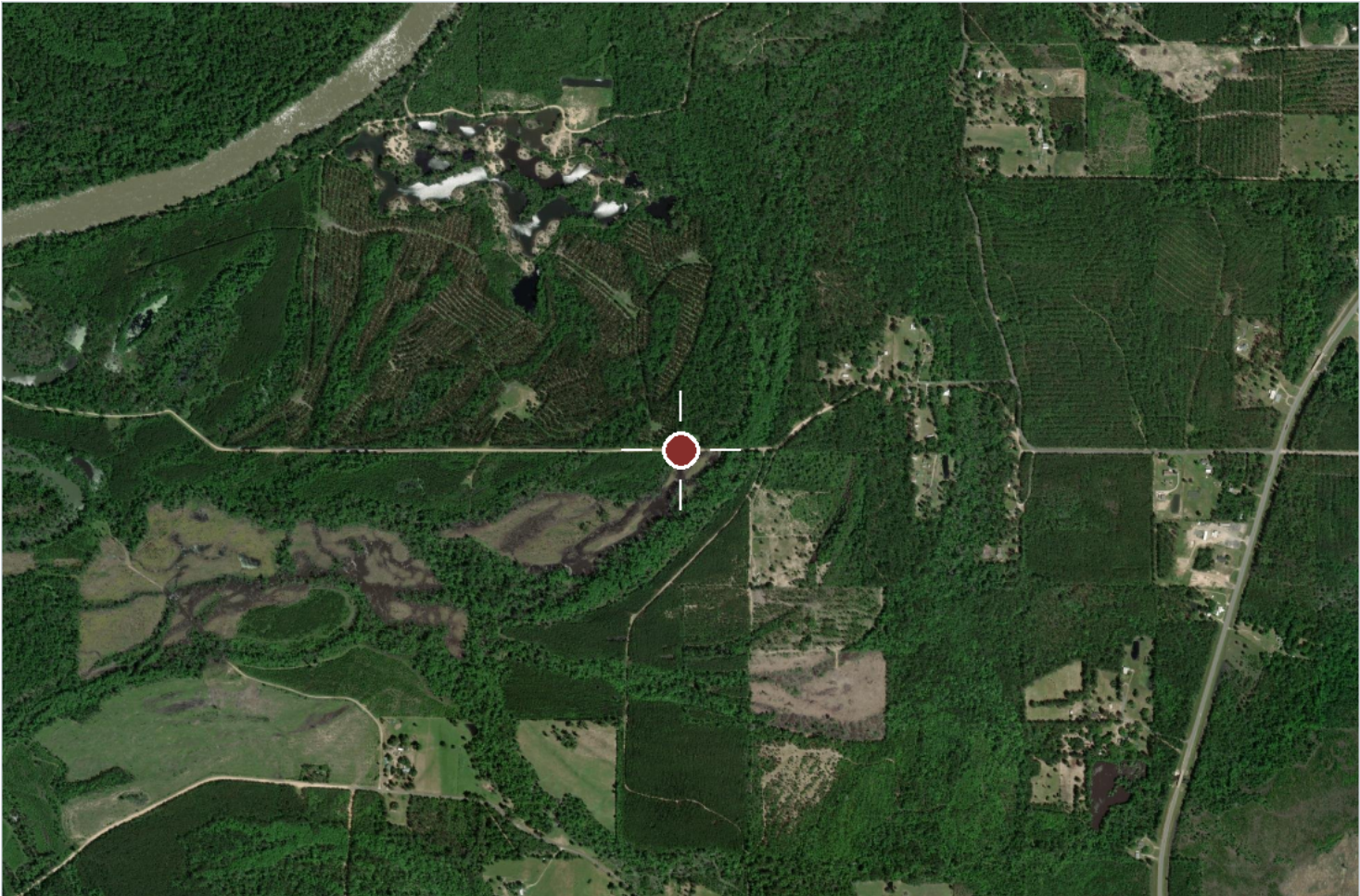
Property Photos

Forest River Tract 16 · Beauregard County · Louisiana · Near Merryville

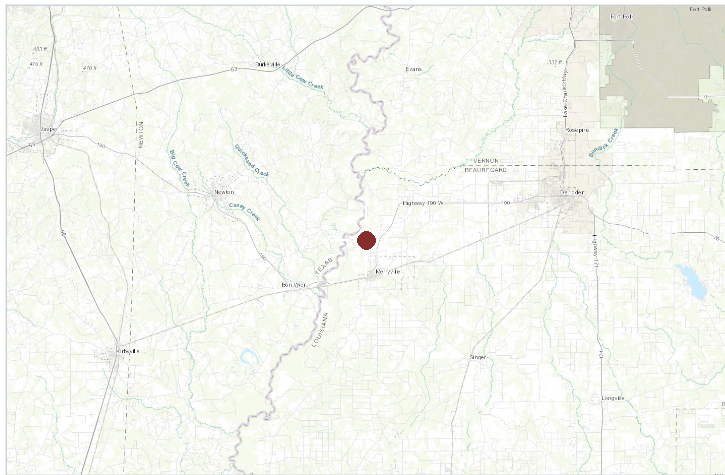


Location & Access

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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
30.79572, -93.5535

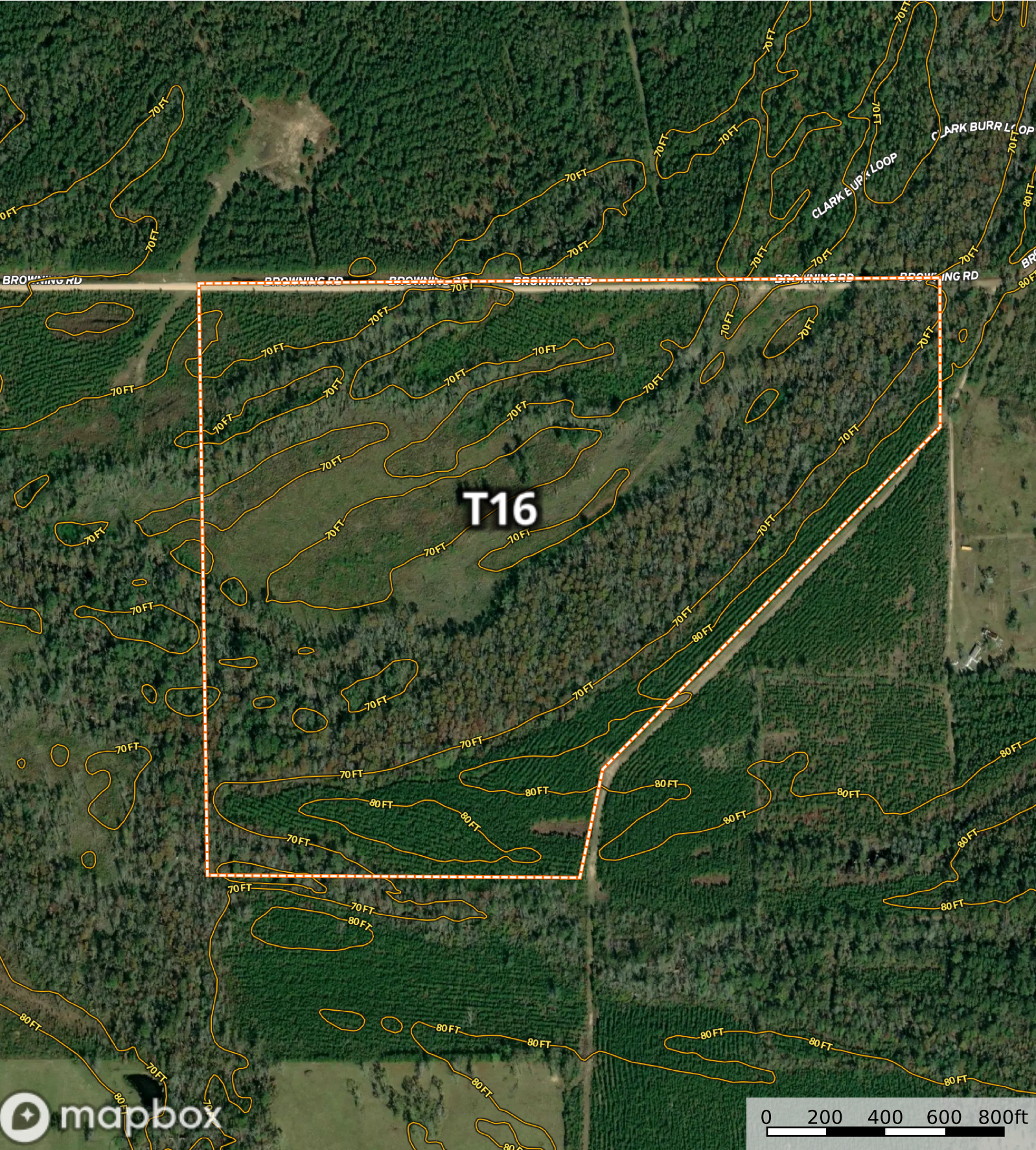
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INTERACTIVE MAP



<https://id.land/maps/4566216b7d84e6778caa6aac85bdbc45/share>

Forest River T16
Beauregard Parish, Louisiana, 90 AC +/-



T16