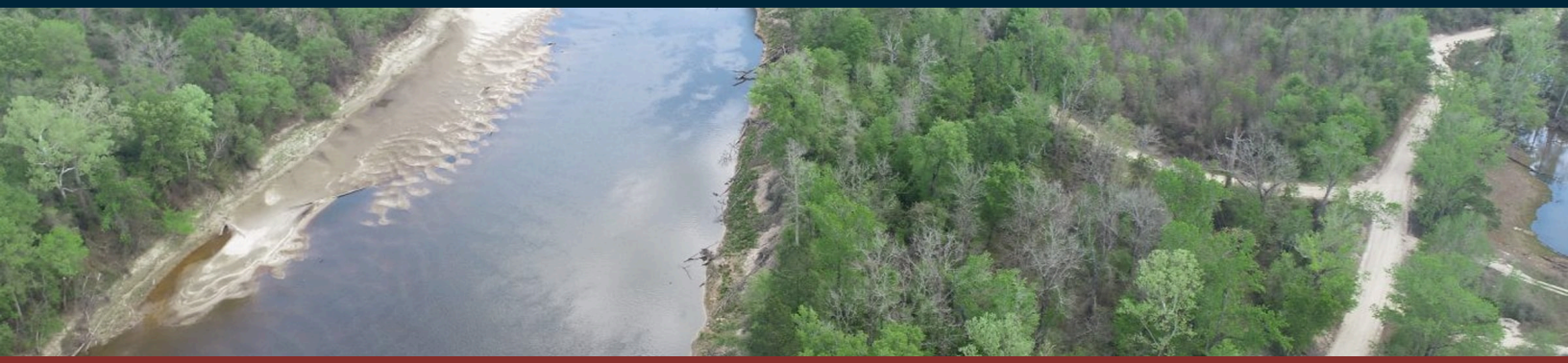

ACTIVE · SET PRICE

Forest River Tract 17

± 62 Acres | Beauregard County | Louisiana | Near Merryville

Riverfront Water World | Forest River Tract 17

PRICE	PRICE / ACRE	ACREAGE
$341,000	$5,500	± 62

PROPERTY OVERVIEW

This offering in Beauregard Parish is a premier hydrological landscape, blending extensive Sabine River frontage with a private interior lake system. Ideally suited for a high-end retreat or a cluster of cabins, the property provides a "plug-and-play" foundation for your vision with electricity already available on-site. The Waterfront Experience • Sabine River Frontage: The tract features significant frontage along the river, providing a direct gateway for boating and fishing. • Private Interior Lakes: A sprawling, multi-lobed pond system is centrally located within the acreage, creating a secluded "water world" atmosphere. • Natural Hydrology: The combination of moving river water and still interior ponds supports a diverse habitat for local waterfowl and aquatic wildlife. Strategic Build Sites & Infrastructure • Bennett Pit Road provides a direct route from the boundary into the heart of the property, leading straight to the primary...

LOCATION



Beauregard County, Louisiana

PROPERTY DETAILS

ACCESS
Dirt Road

UTILITIES
Electric

WATER FEATURES
Creeks / Streams · River Front

VIEWS
Timber

COUNTY TAX PARCEL IDS
0201388509E

DOCUMENTS INCLUDED
tract 17 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/62-acres-land-for-sale-in-beauregard-county-louisiana/forest-river-tract-1-2-2-2-2-2-2-2-2

Property Photos

Forest River Tract 17 · Beauregard County · Louisiana · Near Merryville











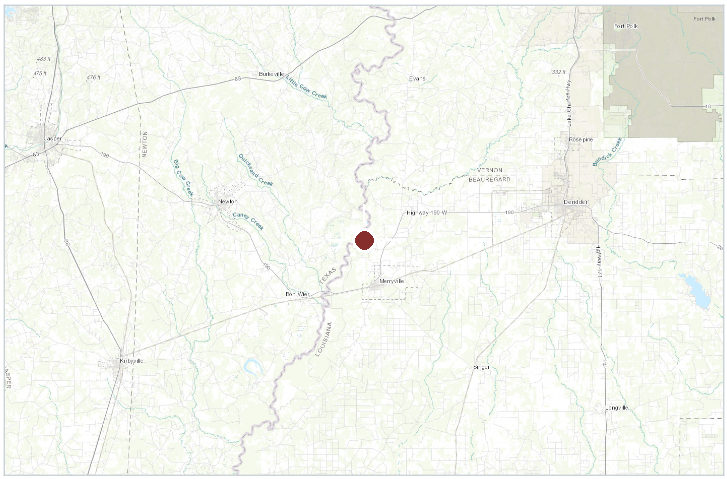


Location & Access

Forest River Tract 17 · 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

30.80685, -93.56135

COUNTY TAX PARCEL IDS

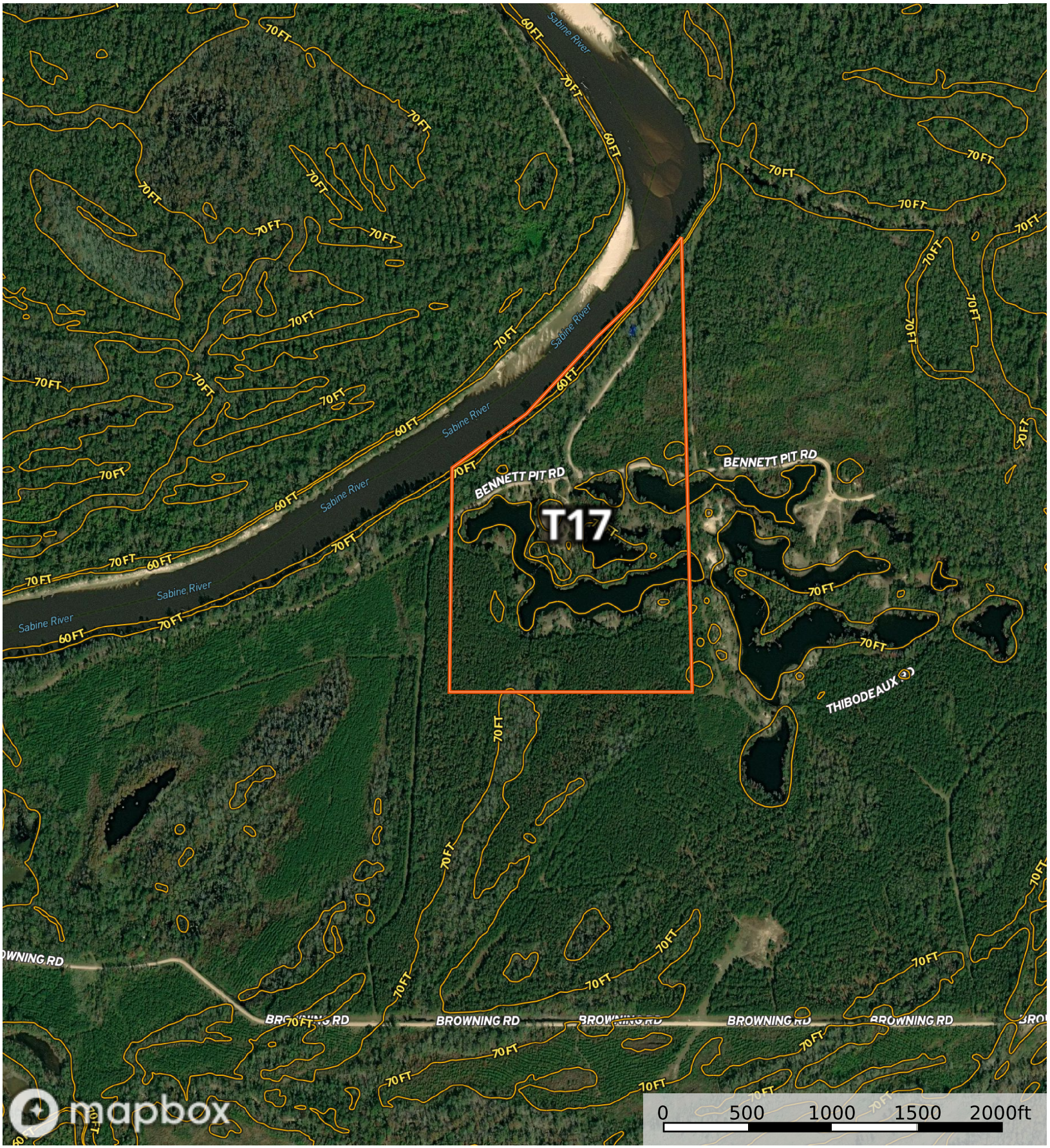
0201388509E

INTERACTIVE MAP

https://id.land/maps/dd3d93d7e26dbbf8a20e1d072f9b9ea6/share

Forest River T17

Beauregard Parish, Louisiana, 62 AC +/-



BT17

Keith Sorrells

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