



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     |
|------------------|----------------|-------------|
| <b>\$399,900</b> | <b>\$6,450</b> | <b>± 62</b> |

### 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...

### PROPERTY DETAILS

#### ACCESS

Dirt Road

#### UTILITIES

Electric

#### WATER FEATURES

Creeks / Streams · River Front

#### VIEWS

Timber

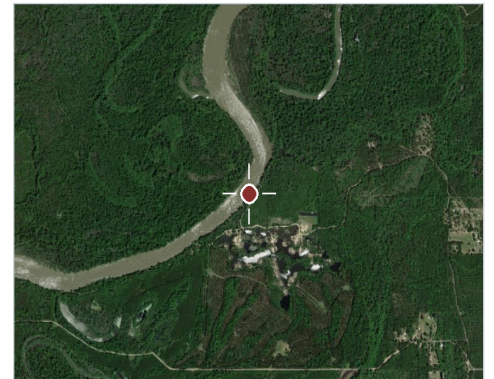
#### COUNTY TAX PARCEL IDS

0201388509E

#### DOCUMENTS INCLUDED

tract 17 map

### LOCATION



Beauregard County, Louisiana



### Keith Sorrells

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Principal Broker: Eric Gage (Louisiana)

Co-Listing: Eric Gage · 936.676.7034

SCAN TO VIEW



# Property Photos

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

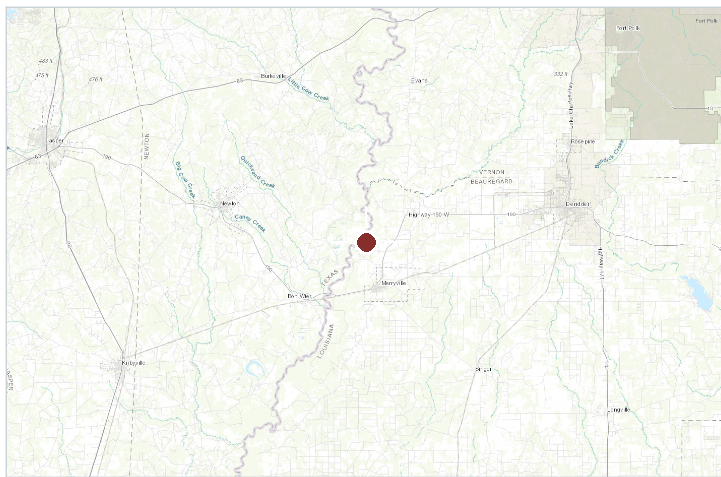


# Location & Access

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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

**30.80685, -93.56135**

## COUNTY TAX PARCEL IDS

**0201388509E**

## INTERACTIVE MAP



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

Forest River T17  
Beauregard Parish, Louisiana, 62 AC +/-



BT17