

ACTIVE · SET PRICE

Forest River Tract 20

± 56 Acres | Beauregard County | Louisiana | Near Merryville

Forest River Tract 20

PRICE	PRICE / ACRE	ACREAGE
$294,000	$5,250	± 56

PROPERTY OVERVIEW

The Oxbow | 56-Acre Riverfront Retreat Tucked deep within Beauregard Parish, Tract 20 offers a rare combination of Sabine River frontage and a private creek frontage. Encompassing 56 acres ±, this property is designed for those who value seclusion, water, and the freedom to build something lasting. Property Highlights: • The Oxbow Hidden within the timber, this secluded cypress lined creek bank surrounded by hardwoods, creating a quiet, tucked-away setting ideal for fishing, wildlife, or simply unplugging. • Sabine River Frontage The west boundary meets the Sabine River, offering direct access along a sandy bank with calm stretches of water—perfect for casting a line or easing into a kayak. • Diverse Timber Structure and Habitat The property features distinct stands of mid-rotation loblolly pine alongside pockets of native hardwoods and cypress, creating natural transitions across the landscape. This separation creates a wealth of natur...

LOCATION



Beauregard County, Louisiana

PROPERTY DETAILS

ACCESS
Dirt Road

UTILITIES
Electric

WATER FEATURES
Creeks / Streams · River Access

VIEWS
Timber · River

COUNTY TAX PARCEL IDS
0201388509E

DOCUMENTS INCLUDED
tract 19 map



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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 September 24, 2026 · https://www.afmrealestate.com/properties/56-acres-land-for-sale-in-beauregard-county-louisiana/forest-river-tract-1-2-2-2-2-2-2-2-2-2-2-2

Property Photos

Forest River Tract 20 · Beauregard County · Louisiana · Near Merryville











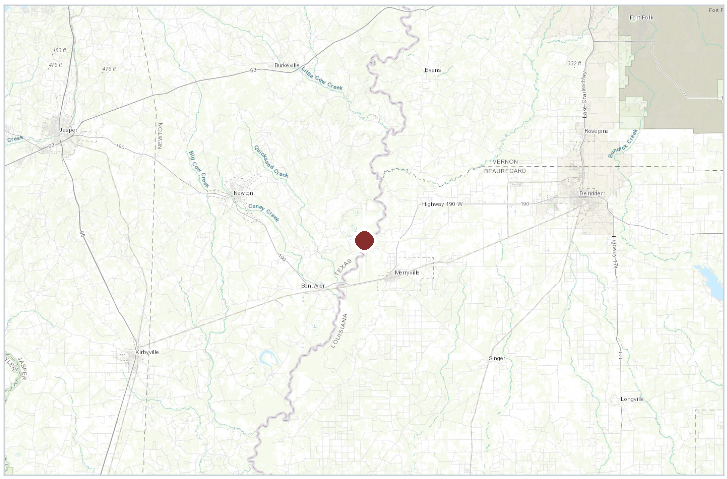


Location & Access

Forest River Tract 20 · 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

30.79684, -93.58247

COUNTY TAX PARCEL IDS

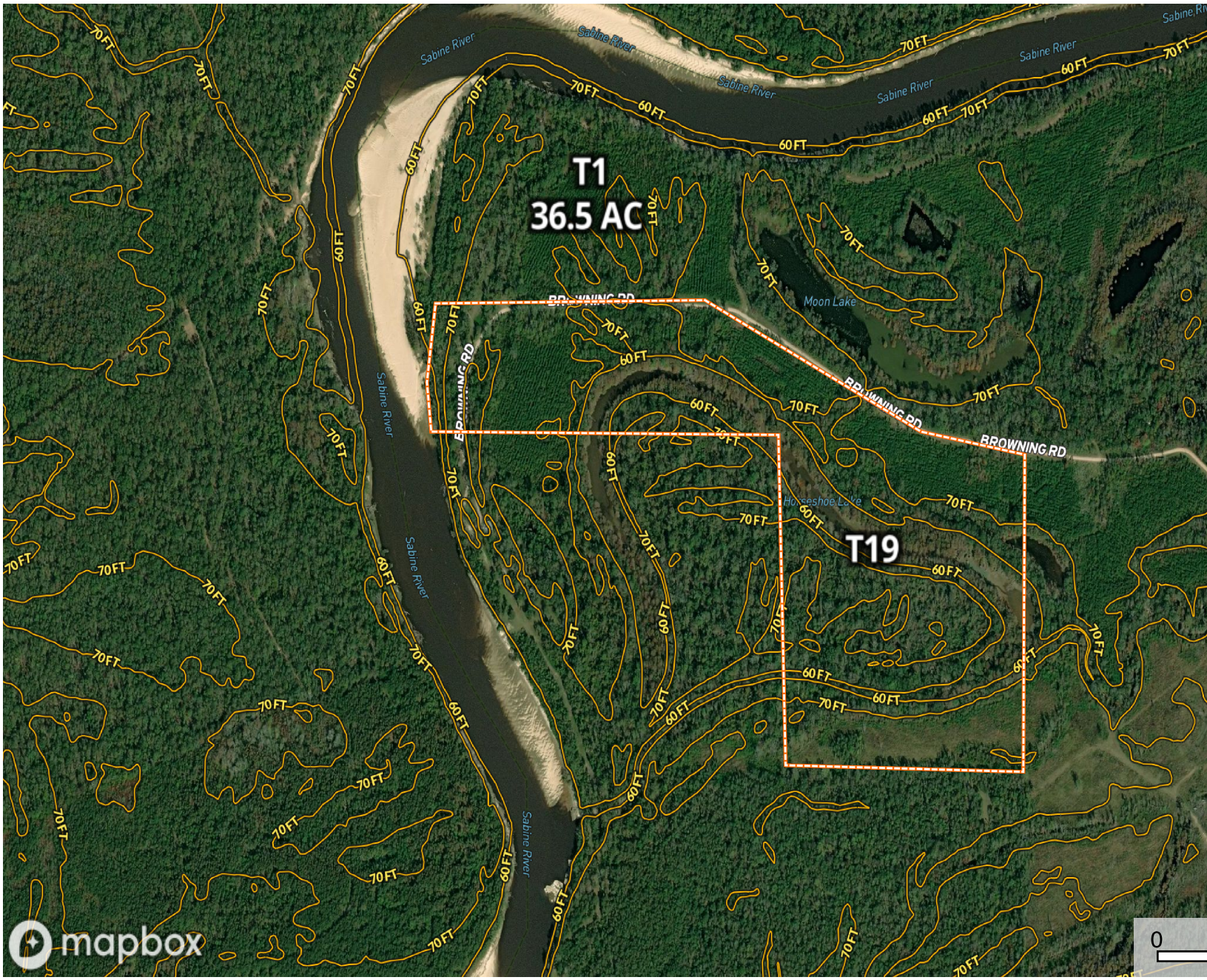
0201388509E

INTERACTIVE MAP

https://id.land/maps/e8e1dc3172160a4ed4c8868df4b59493/share

Forest River T19

Beauregard Parish, Louisiana, 86.5 AC +/-



T19

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