



± 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...

## PROPERTY DETAILS

## ACCESS

## Dirt Road

## UTILITIES

Electric

## WATER FEATURES

Creeks / Streams · River Access

## VIEWS

Timber · River

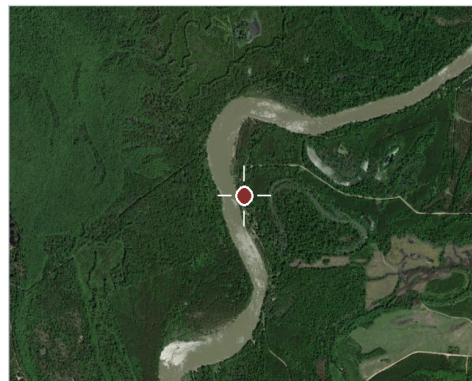
## COUNTY TAX PARCEL IDS

0201388509E

## DOCUMENTS INCLUDED

tract 19 map

## LOCATION



Beauregard County, Louisiana



Keith Sorrells

Real Estate Salesperson LA, TX

C: 409.594.5070

keith.sorrells@afmforest.com

Principal Broker: Eric Gage (Louisiana)

Co-Listing: Eric Gage · 936.676.7034

SCAN TO VIEW



# Property Photos

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

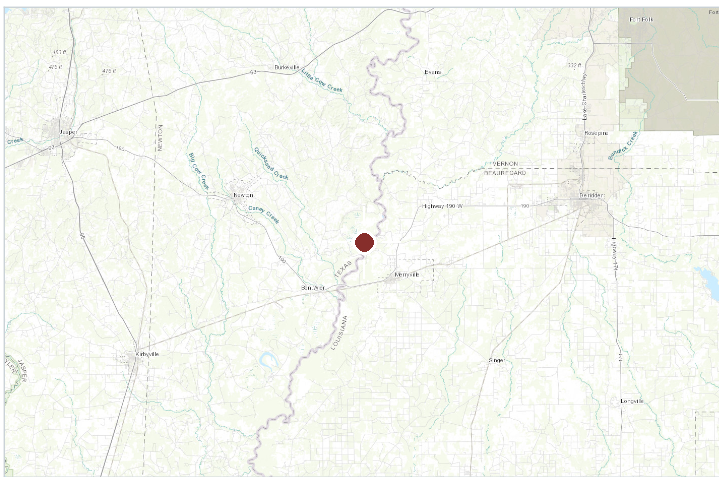


# Location & Access

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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

**30.79684, -93.58247**

## COUNTY TAX PARCEL IDS

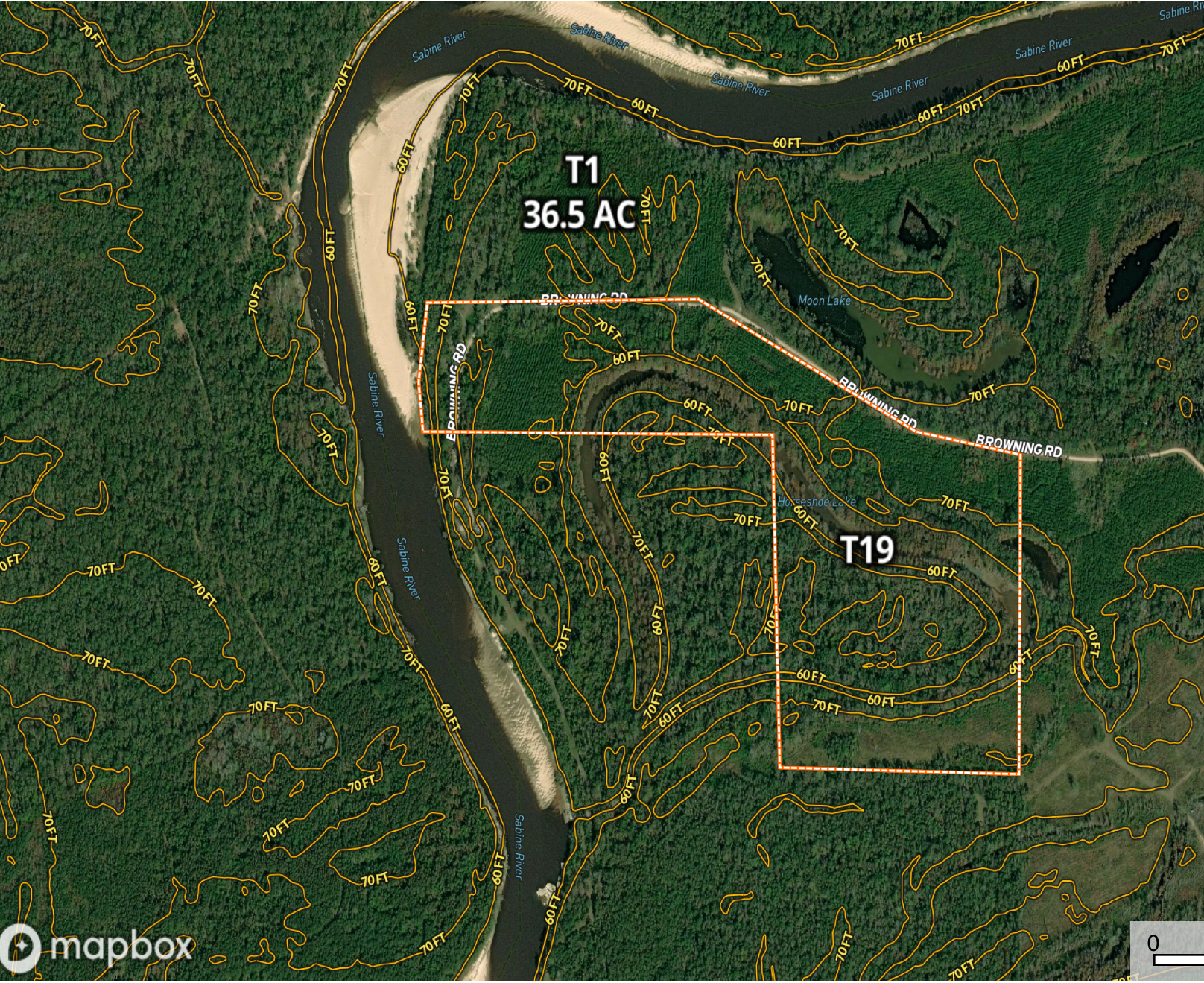
**0201388509E**

## INTERACTIVE MAP



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

Forest River T19  
Beauregard Parish, Louisiana, 86.5 AC +/-



T19

Keith Sorrells