



ACTIVE · SET PRICE

Forest River 23

± 75 Acres | Beauregard County | Louisiana | Near Merryville

Sportsman's Paradise

PRICE	PRICE / ACRE	ACREAGE
\$184,875	\$2,465	± 75

PROPERTY OVERVIEW

This ±75 acre parcel offers diversity and highly productive ground! The tract is composed primarily of planted loblolly pine stands (±50 acres). These stands were established in 2019, 2024, & 2025. Reforestation included good genetics, incorporating Arborgen Elite & IFCO MCP seedlings. The remaining ±20 acres is a hardwood SMZ that transitions into a beaver Slough in the Southwest corner. The slough has a natural duck hole and the future owner could make improvements to bolster that recreational use. The dominant soil of the tract is the Simelake-Pluck complex with a weighted average site index of 91 feet base age 50 for loblolly pine. The Tract is located approximately 5 miles North West of the Town of Merryville, LA, and a short distance of East of the Sabine River, an area that is known annually for producing BIG deer in both East Texas and Western Louisiana. Access is via a gated improved company woods road off Sand Lake Road. The c...

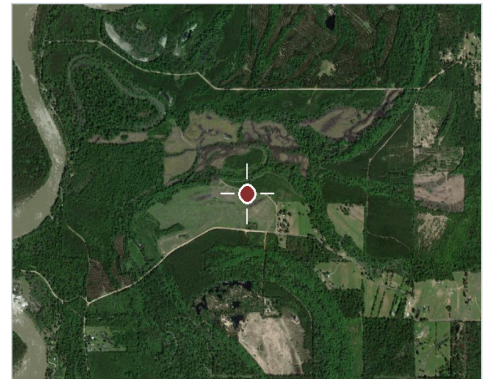
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	ATV · Gravel Road
WATER FEATURES	VIEWS
Creeks / Streams · Ponds · Marsh	Pond · Marsh · Lake
IMPROVEMENTS	COUNTY TAX PARCEL IDS
Ponds · Roads	0201388509E

DOCUMENTS INCLUDED

Forest River 23 Aerial Map · Forest River 23 Topo Map

LOCATION



Beauregard County, Louisiana



Clifton Ryland

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SCAN TO VIEW



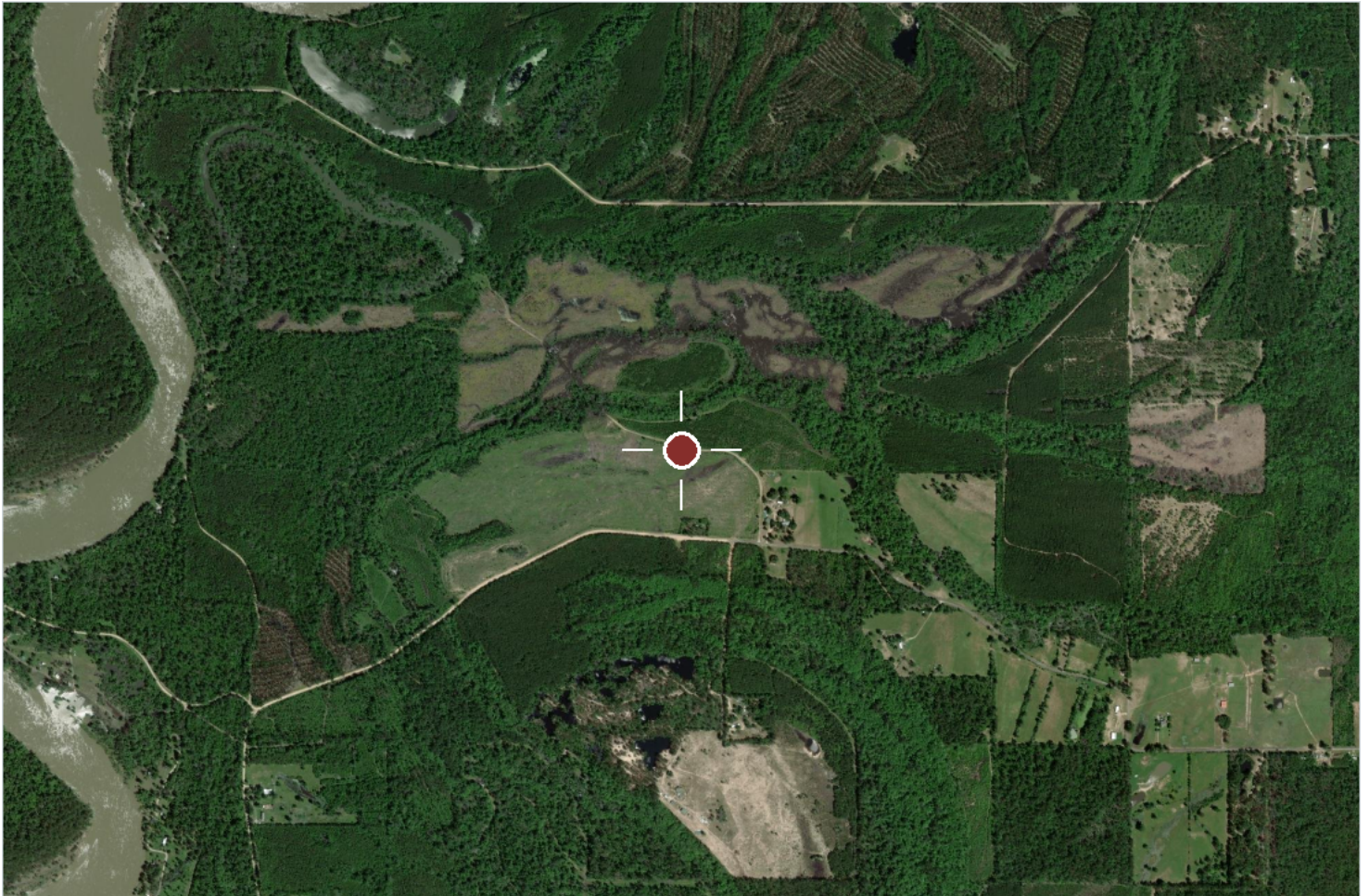
Property Photos

Forest River 23 · Beauregard County · Louisiana · Near Merryville

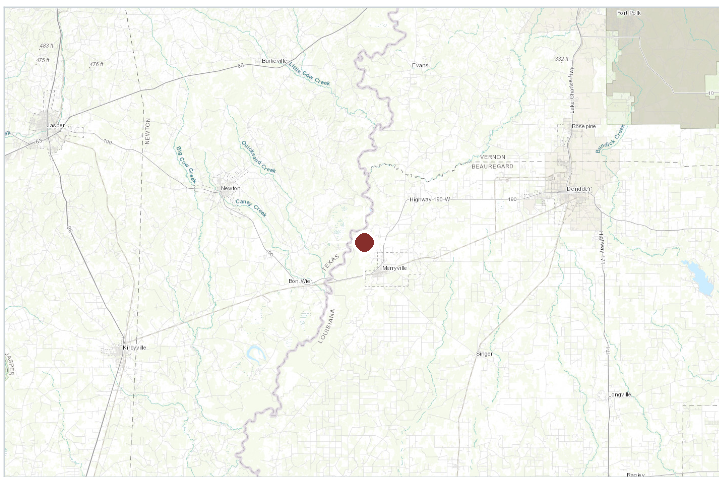


Location & Access

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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

30.78911, -93.56531

COUNTY TAX PARCEL IDS

0201388509E

INTERACTIVE MAP

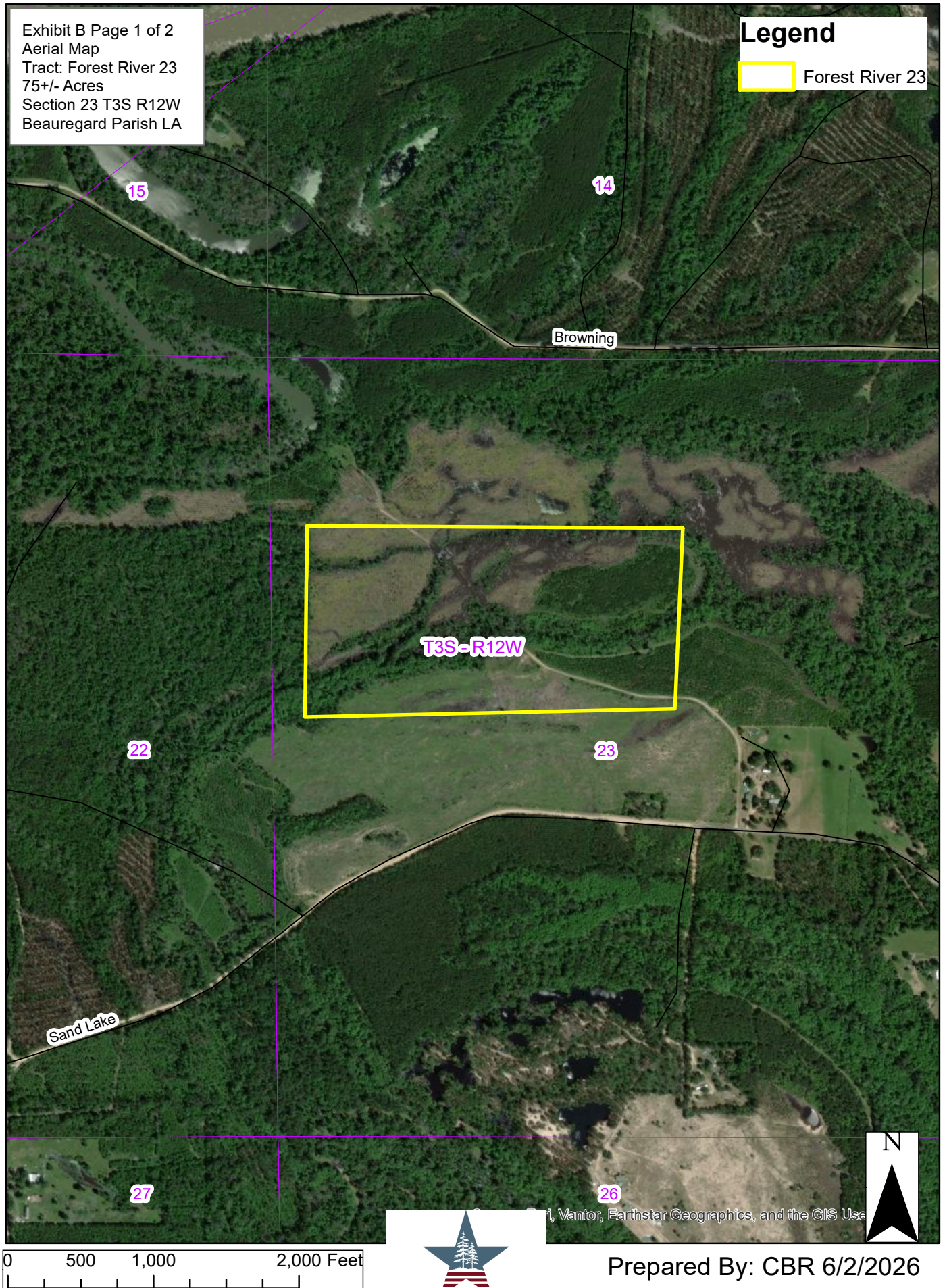


<https://id.land/maps/6c2e34d6e3817e980c3a00783f7bd472/share>

Exhibit B Page 1 of 2
Aerial Map
Tract: Forest River 23
75+/- Acres
Section 23 T3S R12W
Beauregard Parish LA

Legend

 Forest River 23



Legend

 Forest River 23

