Louisiana Brackish Water Marsh
Cameron, LA 70631

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MLS# 2500003876







$3,367,420

Now entertaining reasonable offers! This private oasis containing a little slice of waterfowl heaven awaits you! This is a once- in-a-lifetime opportunity to own approximately 1, 875 +/- acres of Louisiana's best duck hunting/recreational property, along with rare oil & gas income opportunities. Located in Cameron Parish, this beautiful marsh is bordered on the west by the Sabine River and south by the Sabine National Wildlife Refuge, which contains approximately 125, 000 acres of a protected wildlife paradise without any hunting pressure. Whether you are an avid duck hunter or enjoy fishing, crabbing, or shrimping in the off-season this opportunity has it all. The entire southern border adjoins Sabine National Wildlife Refuge and includes four - 4 man aluminum pit blinds and one - 4 man barrel blind. These blinds are strategically placed between the roosting areas on the Refuge and the ponds on this tract. After the hunt, this property also includes a rare opportunity to spend the rest of your time catching speckle trout, redfish, flounder, shrimp, & crabs while generating income from alligator tags and eggs. Current sellers applied for permits for water control structures 8 years ago & were approved in '21. Strategically located in the vicinity of expanding L&G plants, this site is nestled within the most important pipeline corridors

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