**Brown Realty Co. of Rayville, Inc.**

**Phone (318)728-9544 Fax (318)728-9547**

**The following information is believed to be accurate but is not guaranteed. Interested parties should verify all information to their satisfaction before making an offer to purchase the property.**

**For Sale** **LA - West Baton Rouge / Solitude Point / 1329 acres +/-**

**Property Type** Hunting, Recreational

**Price** $3,389,000.00

**Price per Acre** $2,550.00

**Property Location** Port Allen

**Access**                                     HWY 415

**Adj. Property Types** Recreational

**Timber Stand** Mostly pulp - 100 acres +/- borrow pits and 100 ac +/ Levee

**Hunting** Whitetail, Duck Hunting, and small game

**Minerals** None Owned

**Flood Tendencies** Yes

**Improvements** Water well for flooding duck areas. 8 Texas blinds, numerous food plots, water control structure will hold approx. 40 ac.

**Comments**            Solitude Point!! Synonyms for solitude – An uninhabited place, wilderness, undisturbed area, unspoiled area, wilds, backwoods, peace & quiet.  All this and more is what this gorgeous Mississippi River bottom land tract has to offer.  Deer hunting as good as it gets anywhere along the river, with Profit Island as a neighbor just across the river.  Provides fishing, duck hunting, squirrel hunting and other small game. Relax and enjoy the picturesque Mississippi River from the observation deck. With all the river & woodlands have to offer. There is also an 4 acre +/- camp site option on the protected side of the levee. Baton Rouge is only 25 minutes away and New Orleans is only 2 hours.

**Listing Agent** Skyler Humble