



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**332.23± ACRES WITH A
METAL CAMP-SHOP COMBINATION
CONCORDIA PARISH, LA
\$3,295,000**

WELCOME TO *"Monterey"*

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE CONCORDIA 332.23

PROPERTY PROFILE

LOCATION:

- LA-908
Monterey, Louisiana 71354
- Concordia Parish
- Near the Black River
- 6± Miles W of Monterey
- 115± Miles NW of Baton Rouge
- 35± Miles W of Natchez, MS

COORDINATES:

- 31.44085, -91.81844

TAX INFORMATION:

- TBD for 2024

PROPERTY USE:

- Duck & Deer Hunting
- Recreational
- Corporate Retreat

PROPERTY INFORMATION:

- 332.23± Total Acres
- 323.09± Acres in WRP
- 7.14± Acres of Cropland
- Metal Camp-Shop Combination
 - 7,000± SF (Under Roof)
 - 2,000± SF of Living Quarters (2 Bedrooms/2 Bathrooms)
 - 1,120± SF of Shop Space
 - 6,000± SF Storage Shed
- 50± Acres of Duck Food Plots
- 100± Acres of Floodable Timber
- 11 Quality Duck Blinds
- 4 Ranch King Deer Blinds
- 3-Phase Water Well
- Multiple Water Control Structures



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ADAM HESTER, ALC

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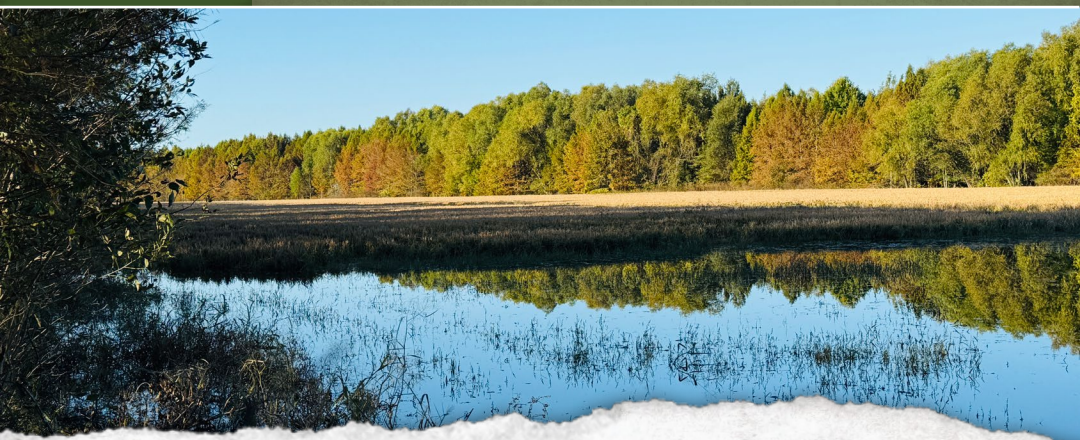
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CONCORDIA 332.23

“MONTEREY” STANDS IN A LEAGUE OF ITS OWN. SITUATED IN CONCORDIA PARISH, LOUISIANA, THIS 332.23± SURVEYED ACRE RECREATIONAL HAVEN IS A WATERFOWLER’S PARADISE THAT HAS EARNED ITS REPUTATION AS A PREMIER WATERFOWL DESTINATION. Located near the famed “Honey Brake,” just over two hours northwest of Baton Rouge and roughly 35 miles west of Natchez, MS, this property offers the rare combination of comfort, convenience, and top-tier habitat management.

The property’s make-up primarily consists of 323.09± acres enrolled in WRP and 7.14± acres of cropland, all carefully managed to attract and hold wildlife. The main road is graveled, ensuring dependable, all-season access. The current owner has meticulously farmed for ducks, dedicating nearly 50 acres to waterfowl food plots—currently planted in rice—and maintaining approximately 100 acres of flooded timber that holds birds season after season. Portions of the wooded areas are filled with acorn-producing trees creating exceptional feeding and roosting opportunities for waterfowl. A three-phase well producing approximately 2,800 gallons per minute supports the habitat management program, feeding an underground pipeline system that extends roughly three miles and supplies all duck holes across the property. Multiple water control structures provide precise management of depth and flow, ensuring you can adjust water levels for teal season, peak migration, or spring drawdowns. There are six large blinds and five smaller ones—each easily accessible, plumbed for gas heaters, and wired for DC power—offering excellent rotation and variety.



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MORE ABOUT THE CONCORDIA 332.23

Beyond duck hunting, Monterey also provides quality deer and dove hunting opportunities. Well-established food plots paired with four Ranch King blinds create comfortable setups for deer hunters. While the property's emphasis has been waterfowl, it lies in a region known for its good deer genetics and consistent production of trophy-class bucks. The front cropland is planted annually in sunflowers, providing a dependable and productive dove field that completes the property's all-season hunting experience.

The property's infrastructure is equally impressive. At the heart of Monterey lies a 7,000± square foot (under roof) metal building with living quarters, shop, and covered concrete space that was designed for functionality and durability. Inside, the living quarters offer approximately 2,000± square feet of comfort, with two bedrooms, two bathrooms, a full kitchen, and ample locker storage for hunting gear. The 1,120± square foot main shop was purpose-built for convenience and functionality, with roll-up doors providing easy access for boats, UTVs, and all your essential gear. Every detail was considered—from pressure washer hook-ups and hot water outlets for efficient cleaning, to a dedicated generator that keeps the entire facility powered during storms or outages. A separate 6,000± square foot storage shed complements the primary building, offering additional space for large equipment, implements, and storage needs. When you are away, the primary building features a full camera system for security.



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MORE ABOUT THE CONCORDIA 332.23

Monterey offers an unmatched combination of premier waterfowl habitat, quality deer hunting, and first-class accommodations. Every element reflects thoughtful stewardship and turnkey functionality. For the sportsman seeking a proven property in Louisiana's Delta, Monterey is a rare opportunity that truly has it all.

**Contact Adam Hester for more
information and to schedule a viewing.**



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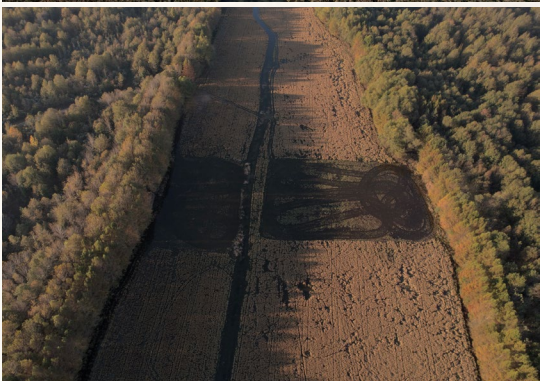
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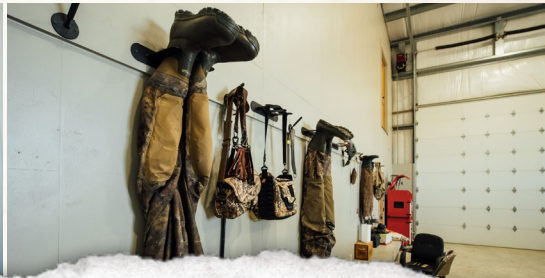
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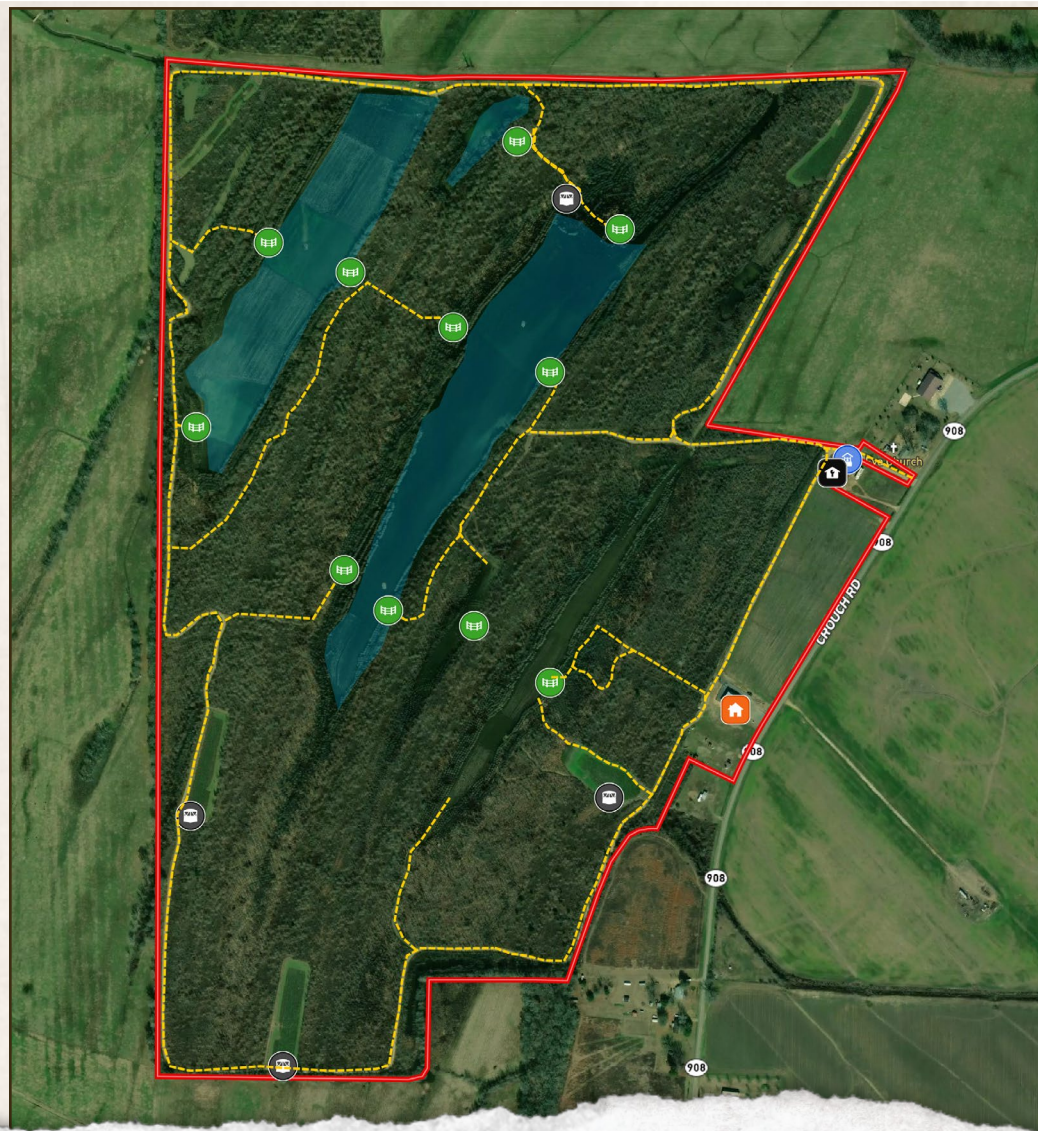
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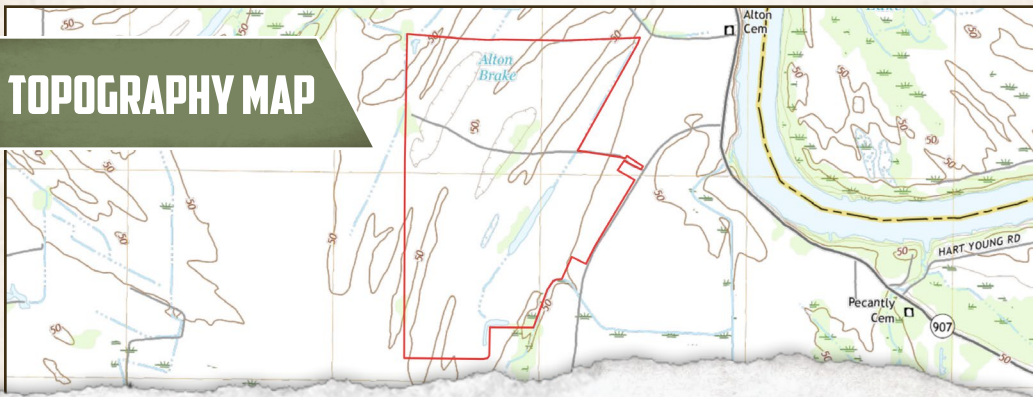
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land id. LINK

TOPOGRAPHY MAP



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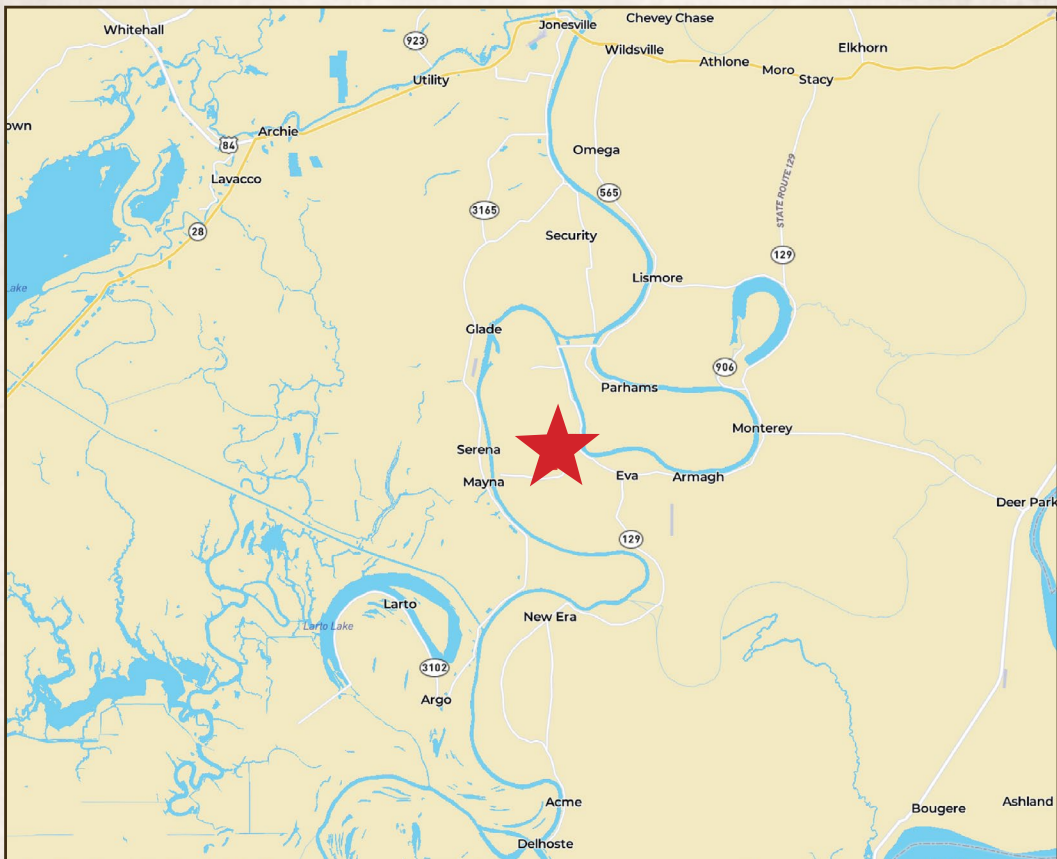
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Directions From the Intersection of LA-565 N and LA-129 N in Monterey, LA: Drive 5 miles west on LA-129 N. Turn left onto LA-908 W and in 0.2 miles, the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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