

375± ACRES AVOYELLES PARISH, LA

\$1,762,500

ADJACENT TO...



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



**HIGH-FENCED TROPHY
WHITETAIL RANCH**



OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE AVOYELLES 375

PROPERTY PROFILE

LOCATION:

- 5090 Lake Long Road
Marksville, LA 71351
- Avoyelles Parish
- Adjacent to the
Lake Ophelia NWR
- 23.5± Miles NE of Marksville
- 52.3± Miles SE of Alexandria
- 100± Miles SW of Natchez, MS

COORDINATES:

- 31.0387, -92.1295

PROPERTY USE:

- Recreational and
Commercial Hunting
- Investment

PROPERTY INFORMATION:

- 375± Acres
- High Ground
Bottomland Hardwoods
- Adjoins Thousands of Acres
of Prime Public Hunting
- 25+ Years of Harvest and
Habitat Management
- Investment Protected
by Game Proof Fence
- 7 Frontage Road Entry Gates
- Great Road System
- Large Food Plots
- Wild Turkey

TAX INFORMATION:

- \$1,709



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KENNETH MARKS

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE AVOYELLES 375

375± Acre High-Fenced Trophy Whitetail Ranch Adjacent to the Lake Ophelia NWR

THE AVOYELLES 375 IS NOT YOUR AVERAGE HUNTING PROPERTY. This is a turnkey, professionally managed 375± acre high-fenced whitetail operation representing over a quarter-century of dedicated deer management in Louisiana's premier bottomland hardwood habitat. Situated adjacent to the 17,000+ acre Lake Ophelia National Wildlife Refuge, this Avoyelles Parish ranch offers the rare opportunity to own a proven trophy deer producer with exceptional genetics and infrastructure already in place in some of the best soils and habitat in Louisiana.



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MORE ABOUT THE AVOYELLES 375

TROPHY WHITETAIL GENETICS & MANAGEMENT

Twenty-five years of culling, genetic enhancement, and habitat management have created a herd that produces consistent wall-hangers. The long-term commitment to quality over quantity means mature bucks with heavy mass, impressive spreads, and the bone that serious hunters and hunting operations demand.

The high fence ensures complete control over your deer herd. Every buck harvested is by design. Every doe culled is intentional. You dictate the age structure, the buck-to-doe ratio, and the genetic direction of the herd. This is guaranteed trophy hunting—no hunting pressure from the neighboring public refuge lands, no competition with other hunters, just pure management control.

The 375± acres provide ample room for natural deer behavior, multiple stand locations, and habitat diversity while remaining manageable for one person or a small team. The bottomland hardwood ecosystem produces natural mast crops that supplement feeding programs, reducing operational costs while maintaining optimal deer health.



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PREMIUM BOTTOMLAND HARDWOOD HABITAT

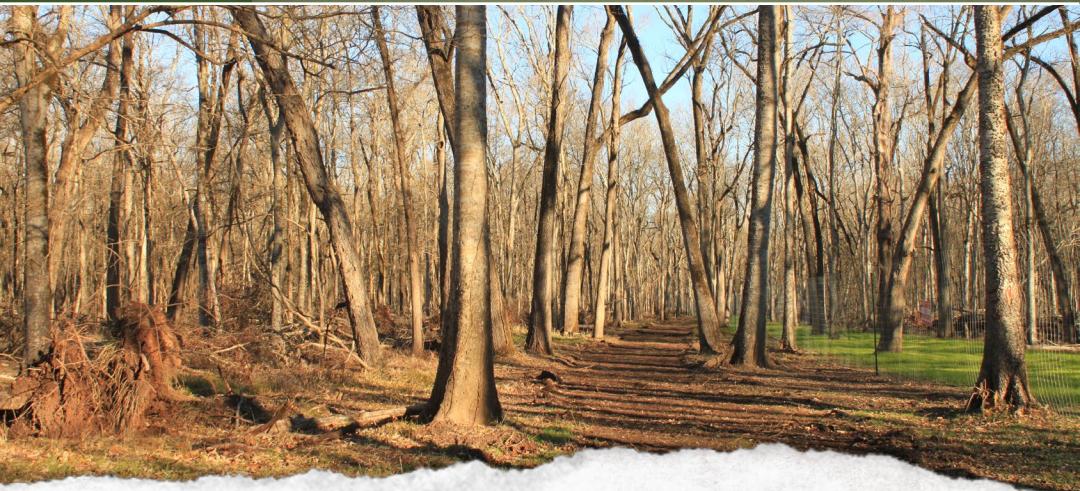
The bottomland hardwood composition is the foundation of its success. Mature oaks, pecans, sweet gums, and hickories create a cathedral-like canopy that produces abundant natural forage, while the rich soils produce browse.

Established food plots, feeding stations, and water sources are strategically positioned throughout. The existing infrastructure represents decades of trial and error—these aren't guesses; they're proven locations that produce encounters year after year.

THE LAKE OPHELIA LOCATION ADVANTAGE

While the neighboring 17,000± acre Lake Ophelia National Wildlife Refuge offers public hunting and fishing opportunities, your high-fenced operation provides the complete opposite experience: private, controlled, and predictable. You're in the heart of prime Louisiana wildlife habitat with all the ecological benefits of being near a massive refuge system, but with none of the public hunting pressure or unpredictability.

The refuge's presence ensures a buffer from development. You benefit from being in a recognized wildlife corridor while maintaining exclusive hunting rights within your fence line.



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SMALL GAME OPPORTUNITY

While the focus is trophy whitetails, the managed habitat also supports excellent small game populations. The diverse understory and mast-producing canopy create outstanding squirrel hunting, perfect for youth hunters, off-season recreation, or guests between deer hunts.

Rabbit cover exists in transitional areas and along plot edges. The controlled environment means small game populations can be managed to complement your primary operation without competing for resources. Additionally, the property has an abundant wild turkey population.

ESTABLISHED INFRASTRUCTURE

The high fence perimeter is in excellent condition with a regular maintenance history. There is an established food plot system with known planting schedules, and proven locations and feeding infrastructure are strategically placed throughout.



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INVESTMENT & INCOME POTENTIAL

- **Personal Trophy Hunting:** Guaranteed access to mature bucks annually, and exotics can be introduced and hunted
- **Hunting Operation:** Continue or expand guided hunts with clients seeking guaranteed trophy opportunities

RARE OFFERING

High-fenced properties with this level of management history and prime bottomland habitat rarely become available. Most are kept within families for generations or sold quietly between serious operators. This is your opportunity to step into an established trophy whitetail operation in one of Louisiana's most desirable wildlife regions..

The Avoyelles 375 isn't a startup operation—it's a proven business model or personal hunting paradise ready for immediate use.

Contact Kenneth Marks today to schedule a private tour and experience #TheSmallTownWay!



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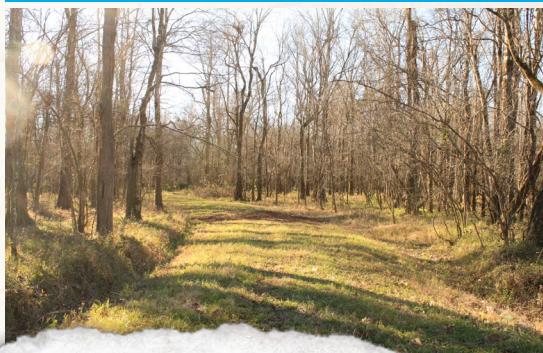
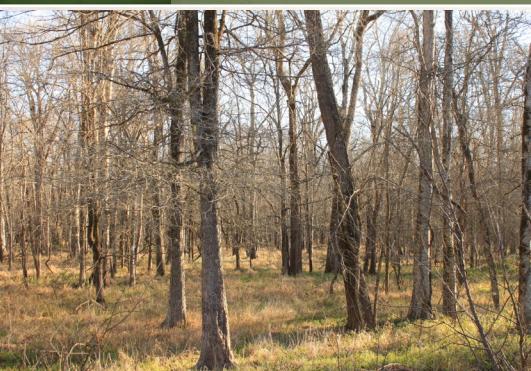
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land **id.** **LINK**



Directions From the Intersection of Spring Bayou Road and N Main Street in Marksville, LA: Travel Spring Bayou Road 0.2 miles. TURN left on LA-452/N Preston Street and continue 13.3 miles. Continue on Lake Long Road for 9.3 miles to the destination on the right.

LINK TO GOOGLE MAP DIRECTIONS



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