



## 208 Little Eva Plantation Rd, Cloutierville, LA

**LITTLE EVA PLANTATION** is a large contiguous recreational hunting opportunity located on Hwy 1 in Chopin, LA. It is surrounded by the Cane River, Bayou Cocodrie & Horse Bayou and lies adjacent to the Red River National Wildlife Refuge. The primary gate to the property is only 2.4 miles from the Chopin exit on I-49. This acreage is also located right in the middle of both Natchitoches and Alexandria, which would make for a short drive from either. And being along I-49 and in the middle of the state, it is also in a great location for buyers from any corner of Louisiana.

**LAND-** The landscape of this property was once pasture which has since been completely planted in a diverse mix of bottomland tree species. There is 1,339.6 acres of mitigation area, 249.26 acres in Wetland Restoration (WRP) and the remaining 66+/- acres is in non-easement acreage, which includes where the existing improvements are located. These (3) areas include 10 +/- acres along Hwy 1 (where the two houses sit), 12 +/- acres of cattle corrals and barns and 20 +/- acres of pecan plantation where the northern pole barn is located. The rest of the aggregate is in roads and a crossing right of way.

The entire acreage is going to soon be a thicket of cover and food for the local deer herd. During the bottomland hardwood re-establishment and rehabilitation process, 538 trees per acre were planted for a total planting of 698,530 trees. A good majority of the northern acreage is already holding larger mast producing trees with a thicket of grasses and native browse. Included are a few trailcam pictures to prove the deer hunting potential moving forward. The WRP acreage looks like a waterfowler's dream, with large amount of tillable acreage full of annual food, sloughs of deeper water and plenty of larger willow trees for cover. There are also many bayous and sloughs throughout the remainder of the property that would help to hold ducks when the water is right. There is 13,594 linear feet of stream channel restoration with 59.9 acres of stream riparian buffer establishment. Once the mast trees start dropping acorns, these areas will only improve and hold even more birds.

**IMPROVEMENTS-** The (2) main houses are located within the boundaries of the front 10 acres along Hwy 1. There is a large primary house, with multiple living areas, a library and large bedrooms with full baths. A smaller secondary house sits not far from the main house, and would be perfect for a rental, hunting cabin or a caretaker quarters. This acreage has a beautiful pond that spans from the highway back to the front yard of the houses and is completely surrounded by a mature pecan plantation, of which is also up for sale. Also located within the property is a larger equipment barn on the north end of the tract and a livestock corralling area with barns that sit along the western property line. There is plenty of existing room to house guests and also plenty of areas for new improvements.

**LITTLE EVA** is a great property for a large corporate retreat that has a proven history of both deer and duck hunting, or it would be a perfect family get-a-way. Pictures do not lie, this acreage is crawling with game, and will only get better and better as it continues to mature. The whitetail genetics along the Red River flood plain continue to produce and impress. The duck flyway isn't too shabby either, if food and water are top priorities. A new owner will have something to truly be proud of with this tract, so give me a call today @ **318-453-9101** for a private showing. **Realtree Land Pro- David M. Hooper**



**\$3,100,000** 1655 Acres  
UC #23042-30006



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