



Offering Summary

Sale Price:	\$487,080
Lot Size:	98.37 Acres
Price per acre	\$4,950

Location Overview

Located less than 1 mile from I-49 in northern Caddo Parish, this ±98.37-acre tract offers a rare combination of timberland, recreation, investment potential, and extensive road frontage along both US Highway 71 and Mira Levee Road.

Conveniently located near the Mira Myrtis Rd exit off I-49, the property enjoys direct frontage on US Highway 71 while maintaining the privacy and character of a rural setting.

Property Type
Land

This ±98.37-acre tract offers a rare combination of timberland, recreation, investment potential, and extensive road frontage along both US Highway 71 and Mira Levee Road. Priced at \$487,080 (\$4,950 per acre), the property is an opportunity to acquire a highly accessible tract in one of Northwest Louisiana's most desirable rural areas.

The property features merchantable pine plantation and natural timber, wildlife habitat, and multiple potential homesites, making it equally suited for recreational ownership, long-term investment, timber production, or future residential development. The substantial frontage provides excellent access and flexibility for future division, estate lots, or rural residential use.

Whitetail deer and other native wildlife are abundant throughout the area, offering excellent hunting and outdoor recreational opportunities. The tract's size and configuration allow owners to enjoy privacy while maintaining convenient access to nearby communities and services. A unique feature of the property is its frontage on the south end of Mira Pond, providing direct access for fishing. The combination of timberland, hunting opportunities, and water frontage creates a recreational property rarely found in this area.

As larger contiguous tracts with paved road frontage become increasingly difficult to find, this property represents a compelling investment in North Louisiana land. Whether utilized as a recreational retreat, timber investment, future homesite, or long-term land hold, the tract offers versatility that appeals to a broad range of buyers.



- ±98.37 contiguous acres
- Frontage on US Highway 71 and Mira Levee Road
- Timberland and recreational opportunities
- Excellent deer hunting
- Potential for future subdivision or development
- Strong long-term investment characteristics
- Convenient access to I-49 & Shreveport
- Priced at \$4,950 per acre
- This is the type of tract that checks a lot of boxes; timber, hunting, road frontage, investment value, and future flexibility

