

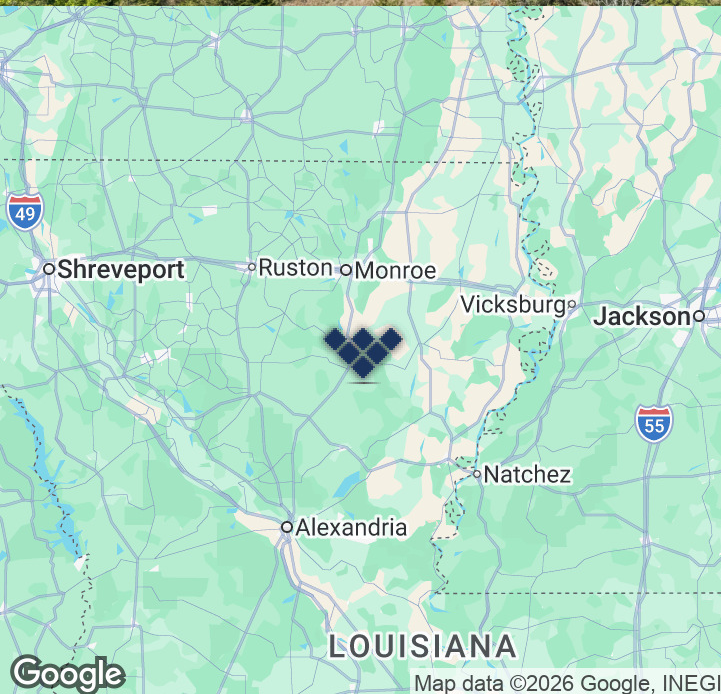


**Duke Road Land
(337.83 ac)
\$3,950 / acre**

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Offering Summary

Sale Price:	\$3,950 / acre
Price / Acre:	\$3,950
River Frontage:	Yes-5,800 Ft.
County:	Caldwell Parish

Location Overview

Located near Columbia in Caldwell Parish, this property offers convenient access via Duke Road, approximately 7 miles from U.S. Highway 165 and Louisiana Highway 849, and roughly 20 miles south of Interstate 20. The area is known for its proximity to the Ouachita River and strong appeal for recreational and timberland use.

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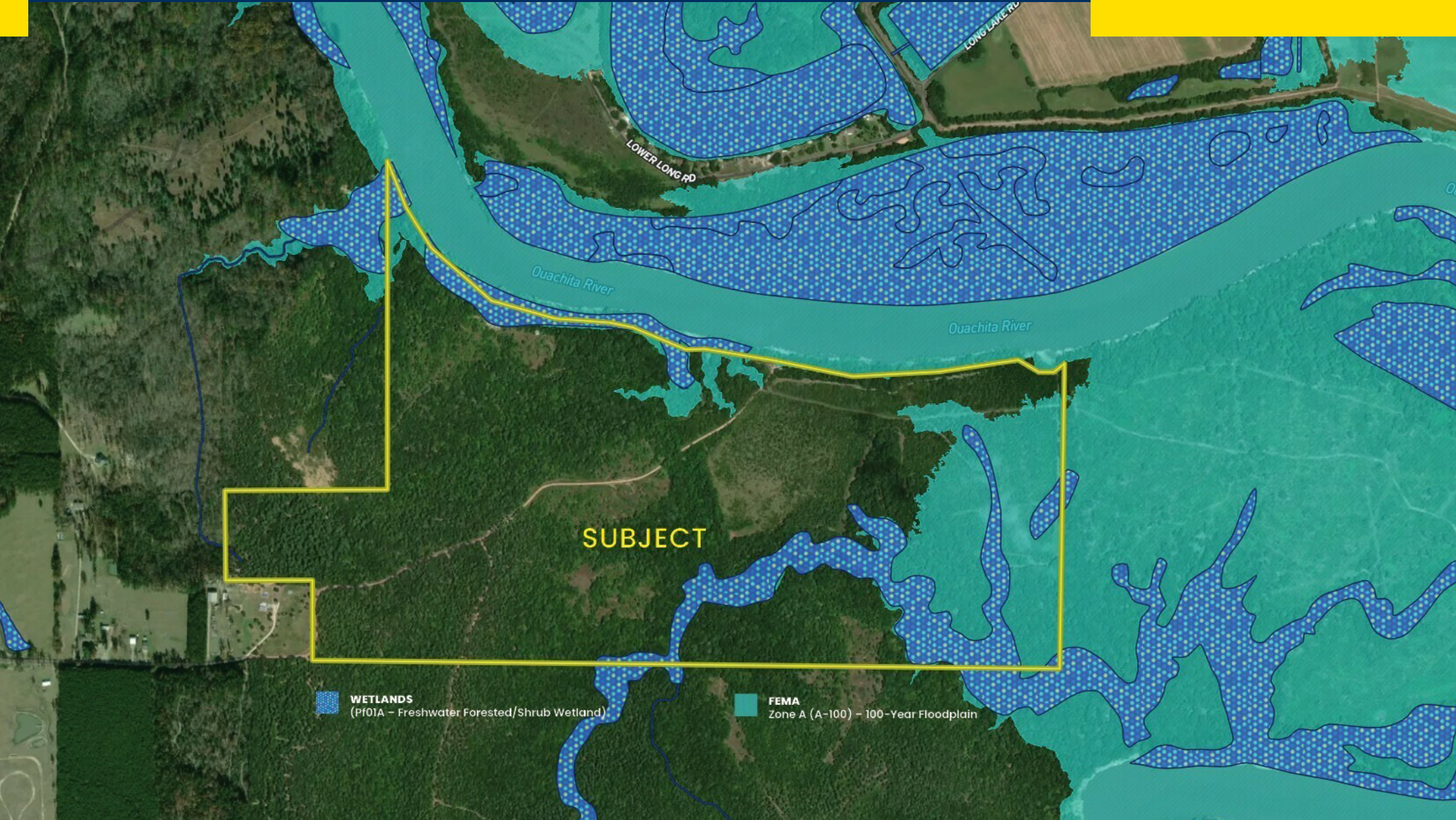
Building Name	Duke Road Land (337.83 ac)
Property Type	Land
Property Subtype	Land- Recreation, Camp
Lot Size	337 ± Acres

Comprised of approximately 337.83 acres of land located along Duke Road in Columbia, Louisiana, this property presents a rare large-scale recreational opportunity with premium natural features.

Positioned on an elevated bluff overlooking the Ouachita River, the tract offers over 5,800 feet of river frontage with strong views and direct access to the water. The topography provides both visual appeal and usability, supporting a variety of potential uses. The property is well-suited for hunting, fishing, and private retreat development, with the surrounding area offering privacy and a quiet rural setting. Neighboring land ownership by The Nature Conservancy supports long-term preservation and enhances the overall character of the area.

Access is provided via Duke Road, located just south of Louisiana Highway 849, with the property situated approximately 7 miles from U.S. Highway 165. The subject provides an opportunity to acquire large acreage with significant river frontage, elevated terrain, and strong recreational appeal in North Louisiana.



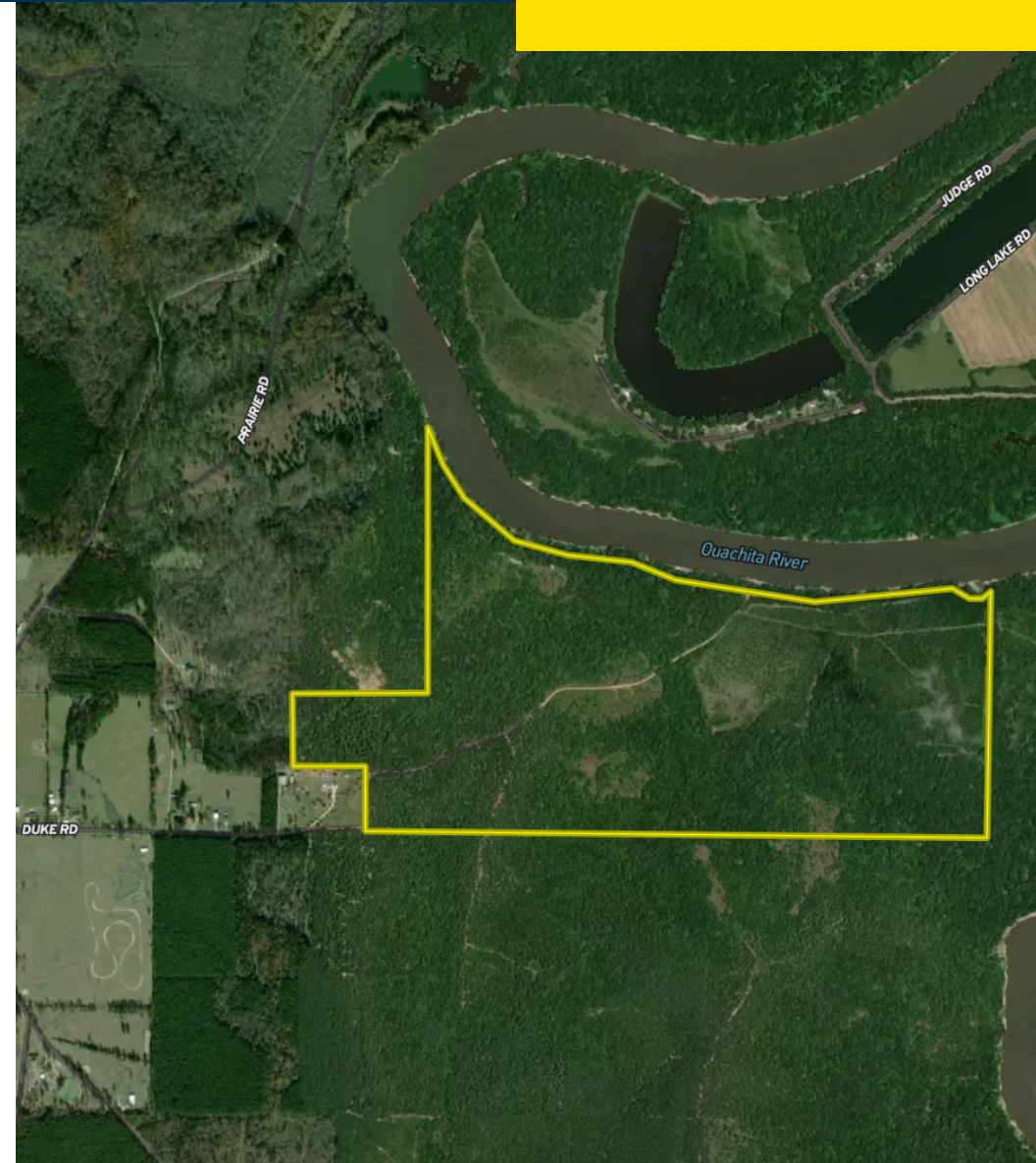


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About the Location:

COLUMBIA, LA

Located along the Ouachita River in Caldwell Parish, Columbia, Louisiana is a rural North Louisiana market known for its river access, timberland, and recreational land opportunities. The area is characterized by low population density, abundant wildlife habitat, and large tracts of wooded acreage, making it well-suited for hunting, fishing, and long-term land investment.

The Ouachita River is a key driver of value, offering year-round water access for fishing, boating, and water activities. It supports a demand for riverfront camps, recreational tracts, and retreats.

The surrounding properties include managed timberland and conservation-owned acreage, reinforcing the area's long-term land use stability and natural setting.

With a low cost of living and continued interest in rural land ownership, Columbia remains an attractive option for buyers seeking privacy, usability, and investment potential within a quiet, land-focused environment in North Louisiana.



Riverfront Bluff on Ouachita River. Image Source Cindy M Talbert | KNOE 8 Weather Photo Community (Facebook)



Wikipedia | Columbia, LA



Caldwell Parish,
LOUISIANA

Columbia
**32°06'09"N
92°04'37"W**



Louisiana Arts Festival Columbia, LA

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