

Tbd Cat Island Rd
St Francisville, LA 70775



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MLS# 2025004062



\$1,641,114

Welcome to the Cat Island 607.82 +/- This 607.82 +/- acre tract is situated along the Mississippi River in one of the best recreational spots of West Feliciana Parish, Cat Island Swamp. The property has over a mile of scenic river frontage as well as road frontage to Cat Island Road. Electric utilities are available at the road. The deer, duck, and small game hunting are exceptional in Cat Island, and this tract is no different. When seasonal flooding occurs, deer are on their feet, and ducks are migrating in. The property boasts an excellent internal road system that can be easily taken from one end of the tract to the other. The far east corner connects the tract to the Cat Island Federal Wildlife Refuge. Over a dozen well established and maintained food plots are strategically placed across the tract. There are several sloughs throughout the property and one large mainly open cypress brake on the east end of the tract. These sloughs hold water with ample rain and seasonal flooding, creating exceptional duck hunting opportunities. With some dirt work, established structures could be put in place, allowing you to duck hunt more ground. The west end of the tract consists of smaller timber that is ideal for holding deer. The interior of the tract is mainly cutover with small timber regenerating throughout. The far east end of the property features a small stand



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