

**3672 Gayden Rd**  
Batchelor, LA 70715

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**MLS# 2025014158**



**\$4,033,800**

972 acres in Pointe Coupee Parish, Louisiana, with portions located in the Morganza Spillway and offering a unique combination of timber, pasture, farmland, and Mississippi River batture. This versatile tract includes approximately 615 acres of cutover and hardwood timber, providing excellent wildlife habitat and future timber potential. There are roughly 90 acres of pasture currently leased for cattle, featuring multiple ponds throughout. The property also includes 204 acres of in the forebay, some of which is actively farmed when river levels allow, offering strong seasonal income. Additionally, there are 23 acres of Mississippi River batture and the remaining acreage is comprised of levees and roads that provide solid access across the tract. The stocking is surrounded by other large tracts that have also had great success hunting over the years. This property is a sportsman's dream with a long-standing history of excellent hunting. It has been leased for years and consistently produced quality deer, along with great squirrel, duck and rabbit hunting. Whether you're looking for recreational use, cattle and farm income, or long-term land investment, this is a rare opportunity to own a large, multi-use tract in a sought-after area of Louisiana.



**Colton Jumonville**  
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Trusty Investment Properties, LLC

For full listing details, please scan:

