

11342 Hwy 955
Ethel, LA 70730



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MLS# 2025019811



\$4,900,000

14,153 Sqft

Discover Magnolia Wilds, a one-of-a-kind Adventure Park and Wildlife Conservation property in Ethel, LA. Less than 45 minutes from Baton Rouge and under 2 hours from New Orleans. With 115 acres of land and a fully developed infrastructure, this destination is turnkey and ready to operate. The property is currently fully staffed with experienced employees and is home to a diverse collection of animals. Visitors enjoy a wide range of exhibits, including the kangaroo walk-about, otter attraction, aviaries, camel and giraffe barns, and petting areas, just to name a few. A scenic boardwalk experience leads guests through unique habitats, while the Safari Park offers an unforgettable experience with guided wagon rides through open habitats featuring zebras, bison, Asian buffalo, ostriches, and more. In addition to the animal encounters, Magnolia Wilds features zipline courses, pavilions, a performance stage, commissary and gift shop, staff housing, and ample storage. River frontage along the Comite River adds to the natural beauty and recreational potential. With major systems already in place, new ownership can step in and continue operations immediately. Beyond the daily park experience, the property is also a prime venue for seasonal events such as pumpkin patches, holiday festivals, and community markets, creating multiple streams



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For full listing details, please scan:

