

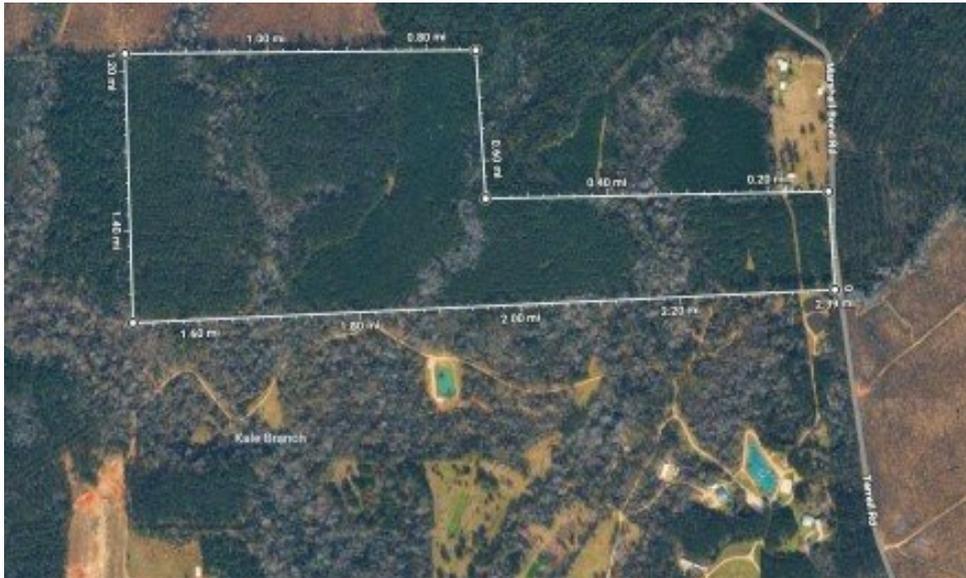
Tbd Terrell Rd
Montpelier, LA 70441



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MLS# 2026003182



\$610,000

Discover the **BEAUTY** and potential of this exceptional 125-acre tract located in the desirable Greensburg Land District of Montpelier, within St. Helena Parish, Louisiana. This property offers a rare opportunity to own a **VERSATILE** and **INCOME-PRODUCING** timber investment combined with **OUTSTANDING** recreational value. Approximately 48.7 acres of mature timber are ready to be clear cut, providing immediate income potential, while an additional 76.3 acres of timber suitable for thinning offer ongoing revenue opportunities and long-term management benefits. Whether you re an investor seeking return, a conservation-minded owner, or someone looking for a private getaway, this property delivers flexibility and value. Surrounded by the natural beauty and abundant wildlife of St. Helena Parish, this tract is perfectly suited for a **HUNTING CAMP**, private retreat, recreational haven, or future legacy property. Enjoy the **PEACE** and **PRIVACY** of rural Louisiana while still maintaining convenient access to nearby communities. With its blend of income potential, recreational use, and natural beauty, this property presents **ENDLESS POSSIBILITES** for investors, outdoorsmen, or those seeking a private escape.



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