

27 Cat Island Rd
St Francisville, LA 70775



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MLS# 2026001780



\$698,400

This exceptional 291 +/- acre tract lies along the Mississippi River in sought-after West Feliciana Parish and offers everything serious outdoorsmen look for. With extensive river frontage, the property provides prime waterfowl habitat. The mix of bottomland timber, natural cover, and food sources also supports a strong whitetail deer population, making this a proven deer hunting property year after year. The size and layout allow for multiple hunting setups, privacy, and long-term habitat management opportunities. Whether you're looking for a premier recreational retreat, an investment in quality riverfront land, or a legacy hunting property in one of Louisiana's most desirable parishes, this tract delivers on all fronts. The property borders the Cat Island Natural Wildlife Refuge. Call for your showing of this beautiful hunting paradise.



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Open Season Properties LLC

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