

1558 Coco Dr
Cloutierville, LA 71416



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MLS# 2026005156



\$436,900

A one-of-a-kind 175-acre property in Cloutierville, Louisiana has just hit the market. This tract is paradise for ducks and deer, boasting a variety of features that make it an ideal spot for all types of hunters. The property is an active mitigation bank and has been since 2020. Since its restoration, this property is made up of a young stand of Bald Cypress and Bottomland Hardwoods as you can see in the photos. The current vegetation, combined with flooded areas, provides the perfect habitat for deer, ducks, rabbits, and other wildlife. From multiple duck holes to strategically placed food plots, this property provides ample hunting opportunities. For those seeking somewhere to build a camp or put a mobile home, the property also includes a cleared 2-acre lot on the northeast corner, conveniently located off Coco Bed Rd. This property truly has it all, give me a call today to schedule your showing!



Colton Jumonville
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Trusty Investment Properties, LLC

For full listing details, please scan:

